

Market Report

May, 2021



St Tropez

200 Sunny Isles BLVD
Sunny Isles, FL 33160

Every month we compile this comprehensive market report focus on St Tropez in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website sttropezcondosforsale.com.

Property Stats

POSTAL CODE 33160

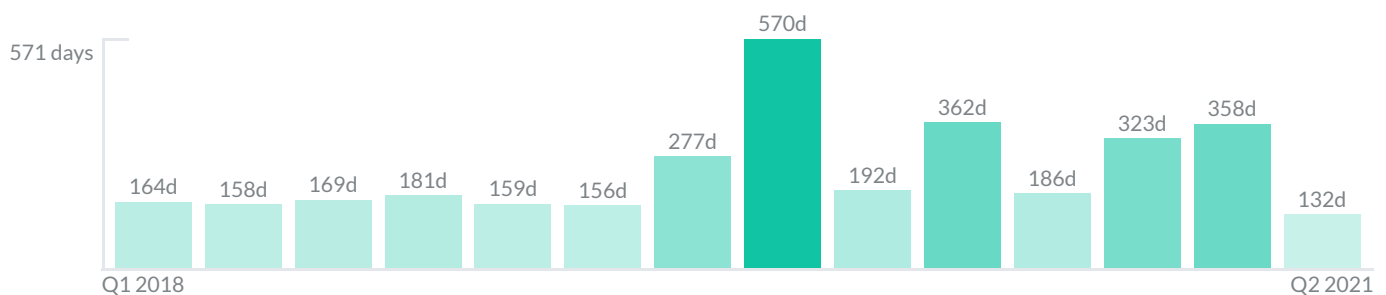
The property stats graph represents the median price evolution since ten years in your postal code area.



Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!

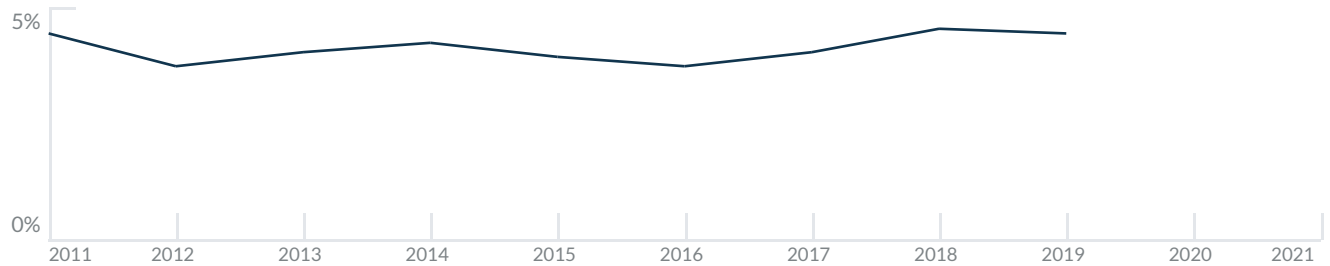


Mortgage Rates

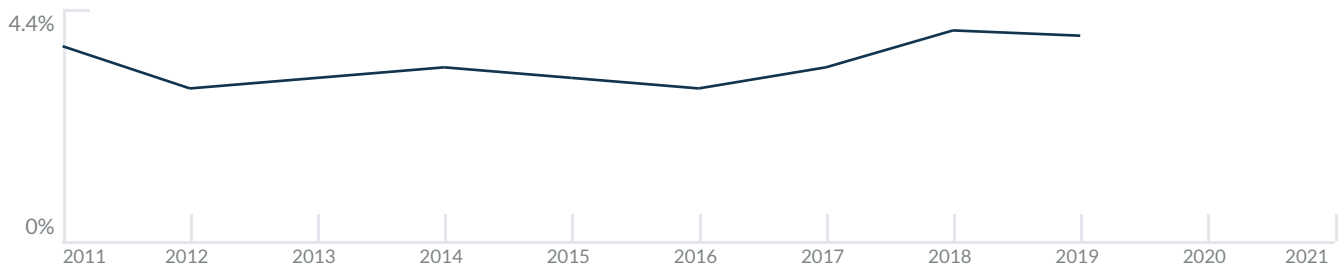
PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

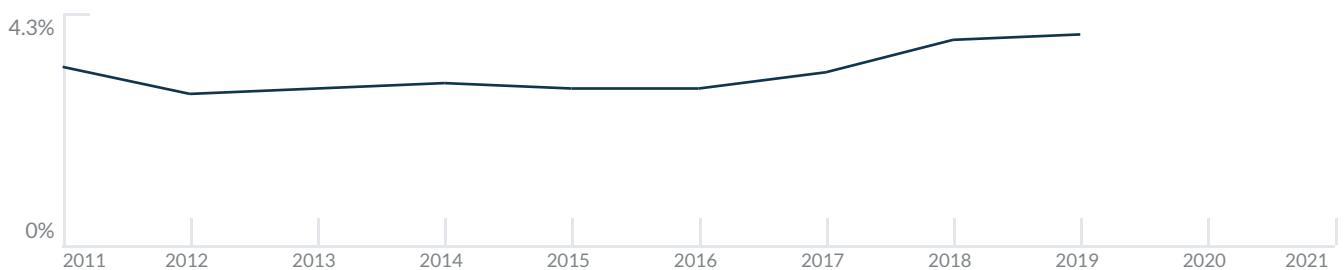
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Aventura City Of Excellence School	North Miami Middle School	North Miami Beach Senior High School
10/10	4/10	4/10

Insights

IN ST TROPEZ

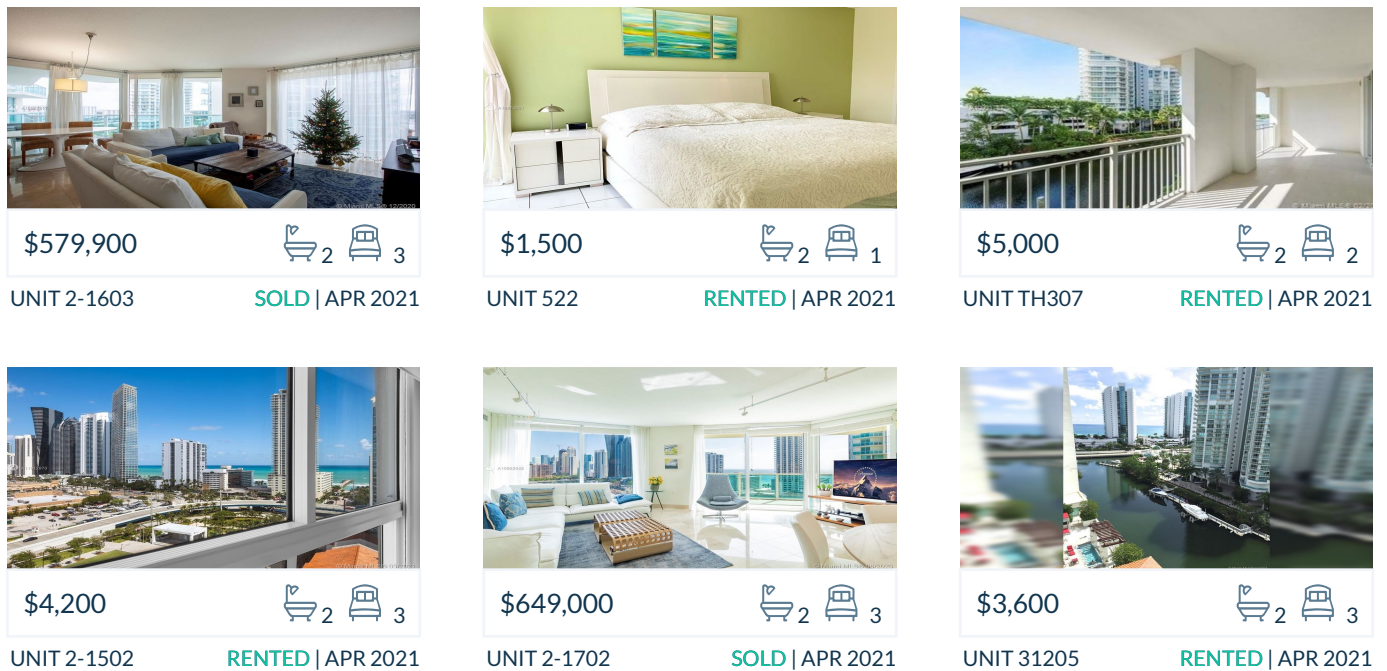
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for St Tropez



Sold

LAST 20 PROPERTIES SOLD IN ST TROPEZ

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2-1603	\$579,900	3/2	\$396.9	1,461	Apr 2021	86
2-1702	\$649,000	3/2	\$444.2	1,461	Apr 2021	177
3-606	\$549,000	3/2	\$368.0	1,492	Mar 2021	284
1-1406	\$595,000	3/2	\$408.1	1,458	Feb 2021	106
1401	\$599,000	3/3	\$293.6	2,040	Feb 2021	770
3-902	\$530,000	3/3	\$362.8	1,461	Jan 2021	208
103	\$169,900	1/1	\$312.3	544	Jan 2021	719
3-1605	\$555,000	3/2	\$372.7	1,489	Jan 2021	61
3-TS4	\$650,000	3/2	\$445.8	1,458	Dec 2020	43
708	\$235,000	1/2	\$226.0	1,040	Dec 2020	609
1-1702	\$695,000	3/2	\$475.7	1,461	Nov 2020	252
TH-408	\$1,115,000	4/4	\$399.8	2,789	Oct 2020	254
2-1402	\$650,000	3/2	\$444.9	1,461	Oct 2020	456
2-604	\$488,000	3/2	\$334.7	1,458	Sep 2020	113
3-1201	\$549,000	3/2	\$376.5	1,458	Sep 2020	65
2-1404	\$629,900	3/2	\$432.0	1,458	Sep 2020	37
3-1704	\$560,000	3/2	\$384.1	1,458	Sep 2020	136
3-1004	\$560,000	3/2	\$384.1	1,458	Aug 2020	29
405	\$167,000	1/1	\$305.9	546	Aug 2020	145
2-1606	\$619,900	3/2	\$415.5	1,492	Aug 2020	142

Rented

LAST 20 PROPERTIES RENTED IN ST TROPEZ

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
522	\$1,500	1/2	\$2.1	725	Apr 2021	301
TH307	\$5,000	2/2	\$3.0	1,648	Apr 2021	47
2-1502	\$4,200	3/2	\$2.9	1,461	Apr 2021	34
31205	\$3,600	3/2	\$2.4	1,489	Mar 2021	41
2-1605	\$5,930	3/2	\$4.0	1,489	Mar 2021	41
3-1604	\$3,800	3/2	\$2.6	1,458	Mar 2021	260
1-906	\$3,800	3/2	\$2.3	1,619	Mar 2021	11
1-UP...	\$11,000	4/5	\$3.8	2,914	Mar 2021	135
1-1404	\$3,850	3/2	\$2.6	1,492	Feb 2021	99
3-1603	\$3,950	3/2	\$2.7	1,447	Feb 2021	394
TH-205	\$4,700	3/4	\$2.1	2,239	Feb 2021	90
3-702	\$3,500	3/2	\$2.4	1,461	Dec 2020	8
3-1804	\$4,000	3/2	\$2.7	1,458	Dec 2020	176
1-906	\$3,700	3/2	\$2.3	1,619	Dec 2020	N/A
1-805	\$4,000	3/2	\$2.7	1,489	Nov 2020	117
2-1705	\$3,500	3/2	\$2.4	1,489	Nov 2020	139
3-170...	\$4,000	3/2	\$2.7	1,458	Nov 2020	71
2-803	\$4,500	3/2	\$3.1	1,461	Nov 2020	122
3-803	\$3,700	3/2	\$2.6	1,447	Nov 2020	72
303	\$1,200	1/1	\$2.2	546	Nov 2020	84

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
TH405	\$900,000	2/3	\$519.9	1731	Apr 2021	N/A
TH305	\$850,000	2/3	\$553.7	1535	Apr 2021	N/A
TH-306	\$865,000	2/3	\$492.0	1758	Apr 2021	N/A
TH-307	\$575,000	2/2	\$348.9	1648	Feb 2021	N/A
TH309	\$795,000	2/2	\$413.0	1925	Apr 2021	N/A
TH409	\$5,500/mth	3/2	\$2.9	1925	Feb 2021	N/A
TH-207	\$850,000	3/2	\$515.8	1648	Mar 2021	N/A
TH-308	\$1,099,000	4/4	\$394.0	2789	Mar 2021	TR ASSESSORI...
1-604	\$650,000	3/2	\$435.7	1492	Apr 2021	N/A
1-1102	\$6,500/mth	3/2	\$4.4	1461	Apr 2021	LUIZ AUGUST...
1-1105	\$739,999	3/2	\$497.0	1489	Apr 2021	IGOR NESTOR
1-504	\$799,000	3/2	\$533.0	1499	Apr 2021	N/A
1-1703	\$718,000	3/2	\$492.5	1458	Mar 2021	N/A
1-1401	\$4,800/mth	3/2	\$3.3	1447	Mar 2021	CRISTIANO B...
1-1101	\$650,000	3/2	\$449.2	1447	Nov 2020	N/A
1-1401	\$799,000	3/2	\$552.2	1447	Apr 2021	CRISTIANO B...
1-506	\$1,430,000	4/3	\$819.0	1746	Apr 2021	ALEXANDRE...
1-1704	\$779,000	3/2	\$522.1	1492	Apr 2021	N/A
1-UP...	\$2,100,000	4/5	\$720.7	2914	Apr 2021	N/A
1-702	\$4,000/mth	3/2	\$2.7	1461	Apr 2021	HUNG LAM

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2-1803	\$629,900	3/2	\$431.1	1461	Feb 2021	N/A
2-1701	\$809,000	3/2	\$559.1	1447	Apr 2021	N/A
2-PH1	\$1,990,000	3/4	\$683.6	2911	Feb 2021	N/A
2-702	\$699,000	3/2	\$478.4	1461	Apr 2021	N/A
2-1103	\$589,900	3/2	\$403.8	1461	Apr 2021	PASTOR CAN...
2-505...	\$749,000	3/2	\$503.0	1489	Apr 2021	N/A
2-806	\$4,700/mth	3/2	\$3.2	1492	Apr 2021	STACEY Latoy...
2-801	\$699,000	3/2	\$483.1	1447	Apr 2021	N/A
2UPH3	\$1,700,000	4/5	\$562.9	3020	Apr 2021	N/A
2-1502	\$720,000	3/2	\$492.8	1461	Apr 2021	LUNA PAR IN...
3-503	\$1,049,000	5/5	\$606.7	1729	Apr 2021	N/A
3-503	\$8,900/mth	4/3	\$5.1	1729	Apr 2021	N/A
3-505	\$1,200,000	3/2	\$805.9	1489	Feb 2021	DENILSON G...
3-1005	\$795,000	3/2	\$533.9	1489	Feb 2021	FLAVIA M VAS...
3-TS3	\$695,000	3/2	\$480.3	1447	Apr 2021	N/A
3-1104	\$638,888	3/2	\$438.2	1458	Apr 2021	N/A
3-805	\$4,400/mth	3/2	\$3.0	1489	Apr 2021	N/A
3-1804	\$5,500/mth	3/2	\$3.8	1458	Apr 2021	N/A
3-603	\$4,000/mth	3/2	\$2.8	1447	Apr 2021	N/A
502	\$1,175,000	4/3	\$614.5	1912	Apr 2021	N/A

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
502	\$1,200,000	4/3	\$627.6	1912	Apr 2021	REFERENCE O...
506	\$1,280,000	3/2	\$857.3	1493	Apr 2021	N/A
701	\$550,000	3/2	\$380.1	1447	Apr 2021	N/A
802	\$650,000	3/2	\$444.9	1461	Apr 2021	BEACH DEVE...
2708	\$375,000	2/2	\$240.4	1560	Feb 2021	ALI ENIS CIFTCI
31203	\$650,000	3/2	\$449.2	1447	Feb 2021	BARRA BEAC...