

# Unit 21-D - St Tropez Ocean

21-D - 7330 Ocean Terrace, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11555521  
 Status: Active  
 Size: 1,410 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,629,500  
 List PPSF: \$1,156  
 Valuated Price: \$1,219,000  
 Valuated PPSF: \$865

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 91  
 Number of active listings for rent: 1  
 Number of active listings for sale: 6  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

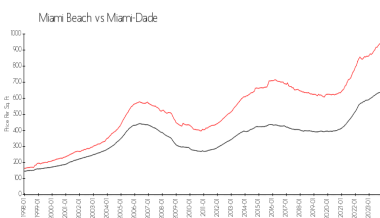
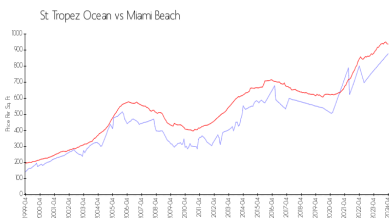
St Tropez Ocean Condominium Association  
 305.864.2030 iabrantes@miamimmanagement.com  
 concierge: (305) 864-3700

<http://sttropezoceancondo.com/contact.asp>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2304	1,410 sq ft	Dec 2023	\$999,000	\$709
2802 PHB	1,680 sq ft	Sep 2023	\$1,450,000	\$863

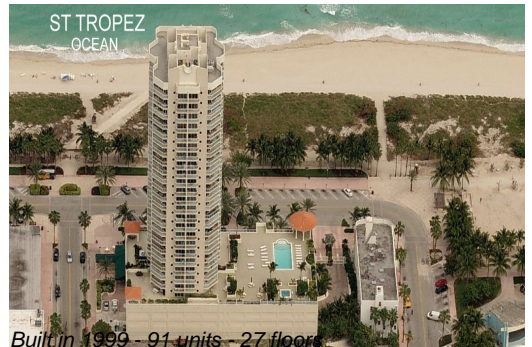
## Market Information



St Tropez Ocean: \$878/sq. ft.      Miami Beach: \$937/sq. ft.  
 Miami Beach: \$937/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

St Tropez Ocean 7%  
 Miami Beach 4%  
 Miami-Dade 3%



## **Avg. Time to Close Over Last 12 Months**

St Tropez Ocean	64 days
Miami Beach	97 days
Miami-Dade	81 days