

Unit 2105 - South Pointe Towers

2105 - 400 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11271125
 Status: Active
 Size: 1,042 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$1,539,000
 List PPSF: \$1,477
 Valuated Price: \$1,481,000
 Valuated PPSF: \$1,421

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: 205
 Number of active listings for rent: 11
 Number of active listings for sale: 4
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

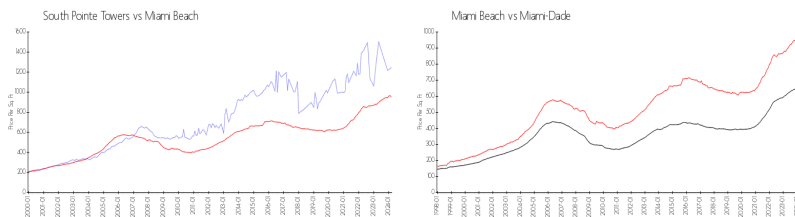
Building Association Information

South Point Condominium Assn
 (305) 538-8930

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 1408 | 858 sq ft | Mar 2024 | \$1,200,000 | \$1,399 |
| 501 | 1,165 sq ft | Feb 2024 | \$1,150,000 | \$987 |
| 1905 | 1,042 sq ft | Jan 2024 | \$1,065,000 | \$1,022 |
| 1007 | 858 sq ft | Dec 2023 | \$1,070,000 | \$1,247 |
| 2506 | 1,400 sq ft | Oct 2023 | \$2,500,000 | \$1,786 |

Market Information



South Pointe Towers: \$1245/sq. ft.
 Miami Beach: \$954/sq. ft.
 Miami-Dade: \$703/sq. ft.

Inventory for Sale

South Pointe Towers 2%
 Miami Beach 4%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months



South Pointe Towers
Miami Beach
Miami-Dade

122 days
97 days
80 days