

Unit 1704 - 400 Sunny Isles (East&West)

1704 - 400 Sunny Isles, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11360247
Status:	Active
Size:	1,705 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$1,300,000
List PPSF:	\$762
Valuated Price:	\$1,129,000
Valuated PPSF:	\$662

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:	230
Number of active listings for rent:	0
Number of active listings for sale:	20
Building inventory for sale:	8%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

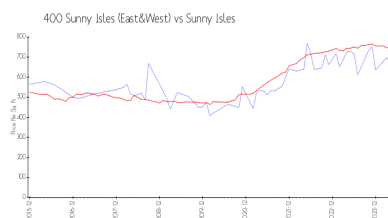
Building Association Information

400 Sunny Isles
Address: 400 Sunny Isles Blvd,
Sunny Isles Beach, FL 33160,
Phone: +1 305-328-8514

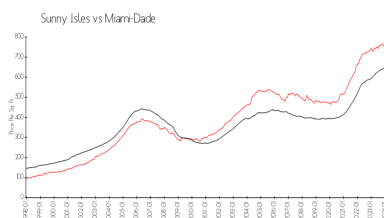
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1805	1,705 sq ft	Apr 2024	\$1,140,000	\$669
705	1,705 sq ft	Mar 2024	\$1,000,000	\$587
1001	1,688 sq ft	Mar 2024	\$1,305,000	\$773
1517	1,553 sq ft	Dec 2023	\$955,000	\$615
104	1,312 sq ft	Nov 2023	\$990,000	\$755

Market Information



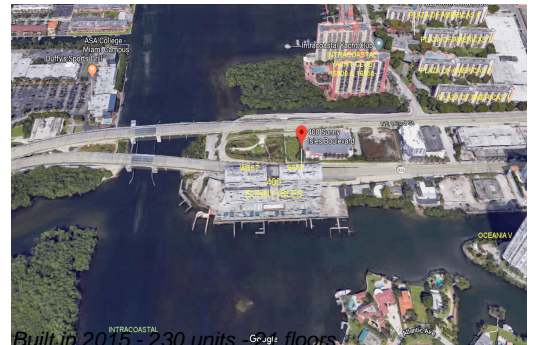
400 Sunny Isles
(East&West): \$672/sq. ft.
Sunny Isles: \$743/sq. ft.



Sunny Isles: \$743/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

400 Sunny Isles (East&West)	9%
Sunny Isles	5%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

400 Sunny Isles (East&West)	153 days
Sunny Isles	113 days
Miami-Dade	81 days