

# Unit 1407 - Coastal Towers

1407 - 400 Kings Point Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11384518  
 Status: Active  
 Size: 705 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$299,995  
 List PPSF: \$426  
 Valuated Price: \$261,000  
 Valuated PPSF: \$370

*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: 424  
 Number of active listings for rent: 9  
 Number of active listings for sale: 37  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 3

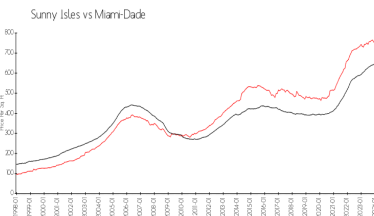
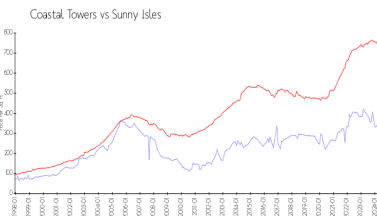
## Building Association Information

Coastal Towers condominium  
 (305) 944-5778

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1221	697 sq ft	Apr 2024	\$230,000	\$330
610	1,094 sq ft	Feb 2024	\$380,000	\$347
329	720 sq ft	Feb 2024	\$235,000	\$326
1215	695 sq ft	Jan 2024	\$330,000	\$475
803	720 sq ft	Dec 2023	\$263,000	\$365
424	1,094 sq ft	Dec 2023	\$339,500	\$310
417	697 sq ft	Dec 2023	\$250,000	\$359
602	720 sq ft	Dec 2023	\$265,000	\$368

## Market Information



Coastal Towers: \$348/sq. ft.  
 Sunny Isles: \$743/sq. ft.  
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 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Coastal Towers 9%  
 Sunny Isles 5%  
 Miami-Dade 3%



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

Coastal Towers	80 days
Sunny Isles	113 days
Miami-Dade	81 days