

# Unit 1407 - Coastal Towers

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

## Unit Information

MLS Number:	A11384518
Status:	X-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:	32
Building inventory for sale:	7%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	1

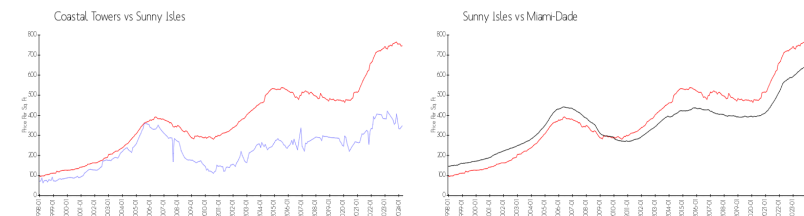
## Building Association Information

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

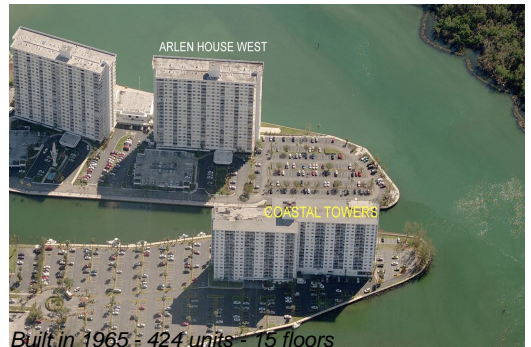
## Market Information



Coastal Towers:	\$348/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Coastal Towers	8%
Sunny Isles	5%
Miami-Dade	3%



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

Coastal Towers	80 days
Sunny Isles	114 days
Miami-Dade	81 days