

Unit 1904 - 400 Sunny Isles (East&West)

1904 - 400 Sunny Isles, Sunny Isles, FL, Miami-Dade 33160

Unit Information

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|-----------------|------------------|
| MLS Number: | A11503070 |
| Status: | Active |
| Size: | 1,705 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$1,375,000 |
| List PPSF: | \$806 |
| Valuated Price: | \$1,151,000 |
| Valuated PPSF: | \$675 |

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

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|--|-----|
| 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: | 11 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 3 |

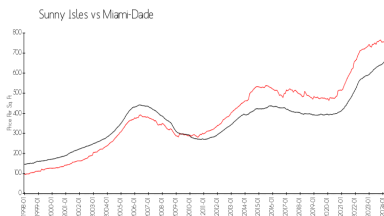
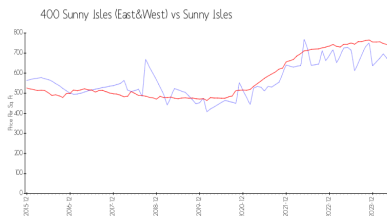
Building Association Information

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 |

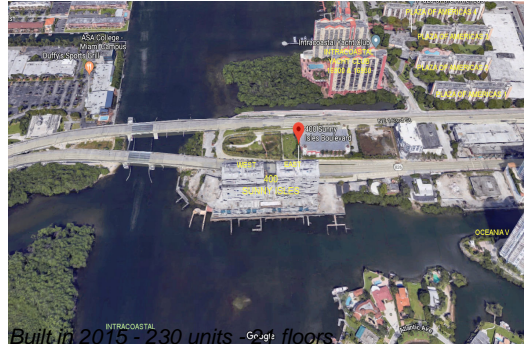
Market Information



| | | | |
|------------------------------|---------------|--------------|---------------|
| 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) | 154 days |
| Sunny Isles | 113 days |
| Miami-Dade | 81 days |