

Unit 222 - Coastal Towers

222 - 400 Kings Point Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|--------------------------|
| MLS Number: | A11532524 |
| Status: | Active |
| Size: | 705 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking |
| View: | |
| List Price: | \$265,000 |
| List PPSF: | \$376 |
| Valuated Price: | \$221,000 |
| Valuated PPSF: | \$313 |

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 |

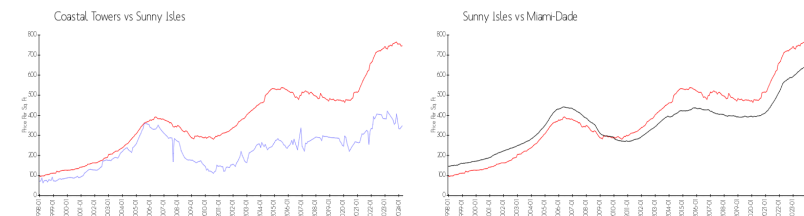
Building Association Information

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 |

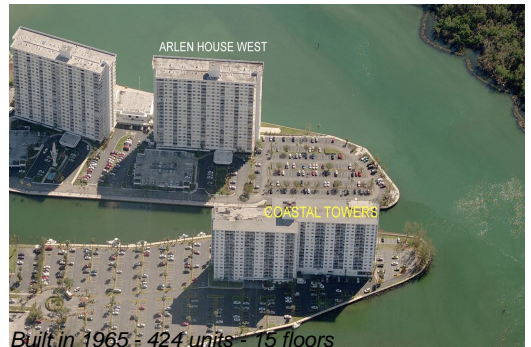
Market Information



| | | | |
|-----------------|---------------|--------------|---------------|
| 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 | 113 days |
| Miami-Dade | 81 days |