

Unit 831 - Coastal Towers

831 - 400 Kings Point Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11545994
 Status: Active
 Size: 448 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$225,000
 List PPSF: \$502
 Valuated Price: \$170,000
 Valuated PPSF: \$379

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

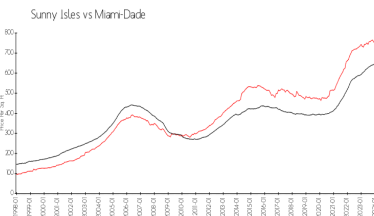
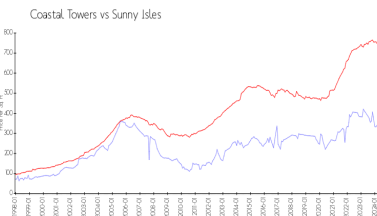
Building Association Information

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

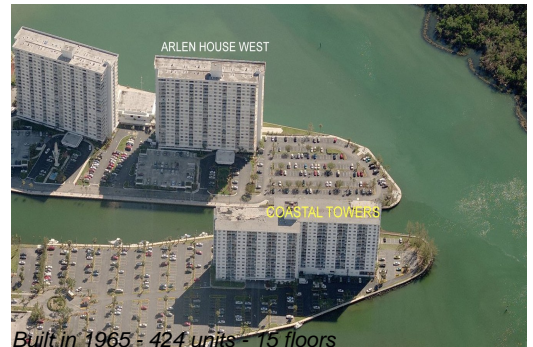
Market Information



Coastal Towers: \$348/sq. ft.
 Sunny Isles: \$743/sq. ft.
 Sunny Isles: \$743/sq. ft.
 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