

Unit 1114 - Coastal Towers

1114 - 400 Kings Point Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11555144
 Status: Active Under Contract
 Size: 695 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking
 View:
 List Price: \$265,000
 List PPSF: \$381
 Valuated Price: \$216,000
 Valuated PPSF: \$311

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

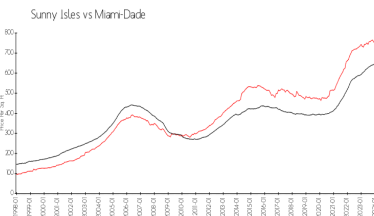
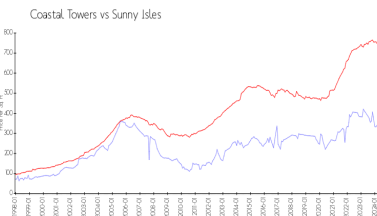
Building Association Information

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 |