

# Unit 905 - Coastal Towers

905 - 400 Kings Point Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11569690  
 Status: Active  
 Size: 705 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$261,000  
 List PPSF: \$370  
 Valuated Price: \$248,000  
 Valuated PPSF: \$352

*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

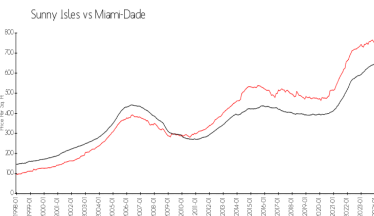
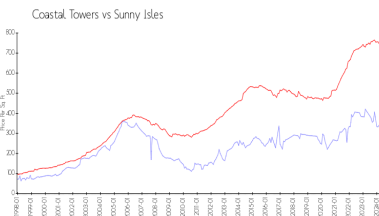
## Building Association Information

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 |

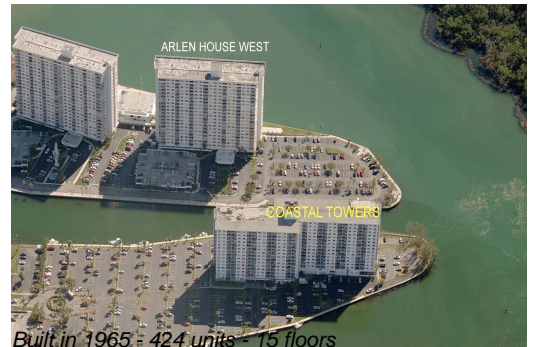
## Market Information



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