

# Unit 604 - 400 Sunny Isles (East&West)

604 - 400 Sunny Isles, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11570199  
 Status: Active  
 Size: 1,572 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking, Deeded Parking, Valet Parking

View:  
 List Price: \$1,600,000  
 List PPSF: \$1,018  
 Valuated Price: \$1,119,000  
 Valuated PPSF: \$712

*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: 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

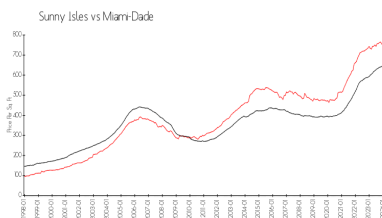
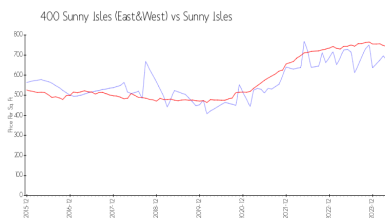
## Building Association Information

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