

# Unit 1906 - South Pointe Towers

1906 - 400 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11593067  
 Status: Active  
 Size: 1,042 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$1,595,000  
 List PPSF: \$1,531  
 Valuated Price: \$1,365,000  
 Valuated PPSF: \$1,310

*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: 205  
 Number of active listings for rent: 11  
 Number of active listings for sale: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

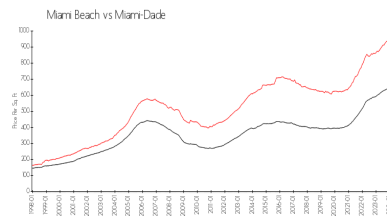
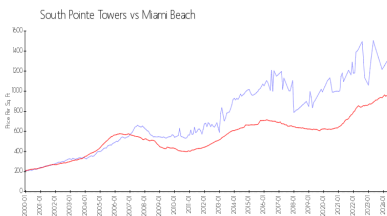
## Building Association Information

South Point Condominium Assn  
 (305) 538-8930

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2104	1,802 sq ft	May 2024	\$2,240,000	\$1,243
1408	858 sq ft	Mar 2024	\$1,200,000	\$1,399
501	1,165 sq ft	Feb 2024	\$1,150,000	\$987
1905	1,042 sq ft	Jan 2024	\$1,065,000	\$1,022
1007	858 sq ft	Dec 2023	\$1,070,000	\$1,247

## Market Information



South Pointe Towers: \$1287/sq. ft.  
 Miami Beach: \$970/sq. ft.

Miami Beach: \$970/sq. ft.  
 Miami-Dade: \$705/sq. ft.

## Inventory for Sale

South Pointe Towers 2%  
 Miami Beach 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



South Pointe Towers  
Miami Beach  
Miami-Dade

93 days  
97 days  
82 days