

Unit 1407 - South Pointe Towers

1407 - 400 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11596462 |
| Status: | Active |
| Size: | 858 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$1,295,000 |
| List PPSF: | \$1,509 |
| Valuated Price: | \$1,177,000 |
| Valuated PPSF: | \$1,372 |

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

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|--|-----|
| Number of units: | 205 |
| Number of active listings for rent: | 11 |
| Number of active listings for sale: | 3 |
| 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

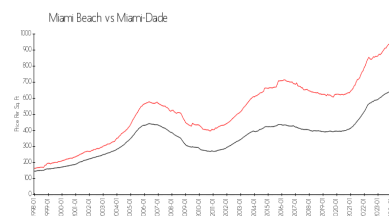
Recent Sales

| 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 | 1% |
| Miami Beach | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months



| | |
|---------------------|---------|
| South Pointe Towers | 93 days |
| Miami Beach | 98 days |
| Miami-Dade | 82 days |