

# Unit 604 - Coastal Towers

604 - 400 Kings Point Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11601666
Status:	Active
Size:	720 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$269,000
List PPSF:	\$374
Valuated Price:	\$240,000
Valuated PPSF:	\$333

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:	35
Building inventory for sale:	8%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	6

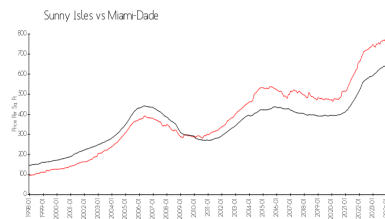
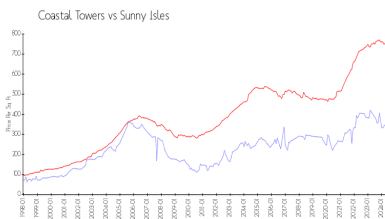
## Building Association Information

Coastal Towers condominium  
(305) 944-5778

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1229	720 sq ft	Jun 2024	\$247,500	\$344
1027	695 sq ft	Jun 2024	\$245,000	\$353
1114	695 sq ft	May 2024	\$210,000	\$302
725	705 sq ft	May 2024	\$245,000	\$348
105	468 sq ft	Apr 2024	\$195,000	\$417
1221	697 sq ft	Apr 2024	\$230,000	\$330

## Market Information



Coastal Towers:	\$338/sq. ft.	Sunny Isles:	\$748/sq. ft.
Sunny Isles:	\$748/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Coastal Towers	8%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Coastal Towers  
Sunny Isles  
Miami-Dade

74 days  
116 days  
82 days