

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: 36
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 24
 Number of sales over the last 6 months: 13
 Number of sales over the last 3 months: 6

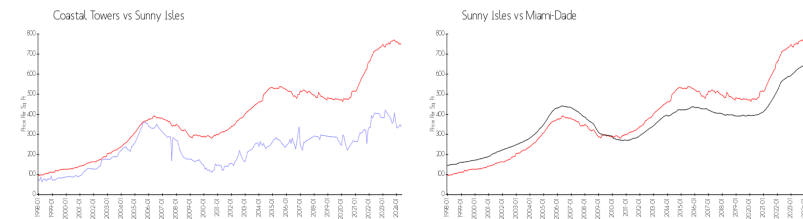
Building Association Information

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

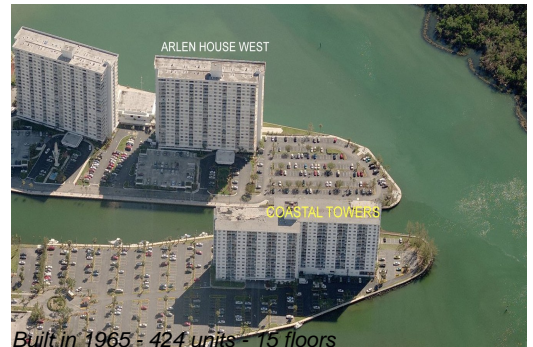


Coastal Towers: \$338/sq. ft. Sunny Isles: \$748/sq. ft.
 Sunny Isles: \$748/sq. ft. Miami-Dade: \$705/sq. ft.

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