

Unit 11040 SW 196th St # 403 - Paradise Pointe (11040-11050-11060)

11040 SW 196th St # 403 - 11040 SW 196 St, Cutler Bay, FL, Miami-Dade 33157

Unit Information

MLS Number: A11606454
 Status: Active
 Size: 809 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$260,000
 List PPSF: \$321
 Valuated Price: \$241,000
 Valuated PPSF: \$298

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: 190
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

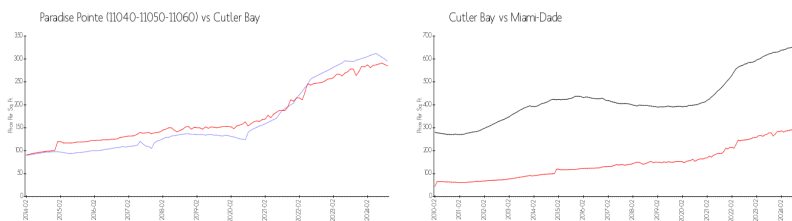
Building Association Information

Paradise Point Condominium Association
 11050 Sw 196th Street
 Cutler Bay, FL 33157
 Phone: (305) 253-0971
 (305) 252-6637

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
212	809 sq ft	Aug 2024	\$240,000	\$297
212	809 sq ft	May 2024	\$250,000	\$309
314	809 sq ft	May 2024	\$25,000	\$31

Market Information

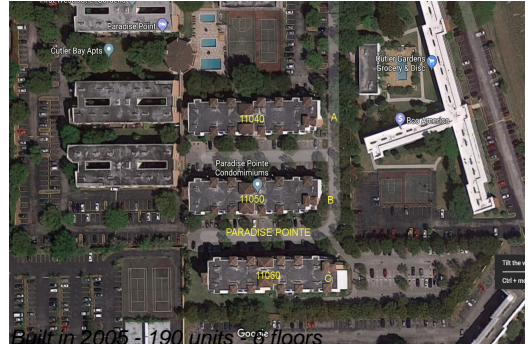


Paradise Pointe (110 \$295/sq. ft. 40-11050-11060):
 Cutler Bay: \$285/sq. ft.
 Cutler Bay: \$285/sq. ft.
 Miami-Dade: \$694/sq. ft.
 Cutler Bay: \$285/sq. ft.

Inventory for Sale

Paradise Pointe (11040-11050-11060) 2%
 Cutler Bay 2%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months



Paradise Pointe (11040-11050-11060)	19 days
Cutler Bay	50 days
Miami-Dade	86 days