

# Unit 328 - Coastal Towers

328 - 400 Kings Point Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11657504
Status:	Active
Size:	705 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$245,000
List PPSF:	\$348
Valuated Price:	\$243,000
Valuated PPSF:	\$345

*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:	32
Building inventory for sale:	7%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

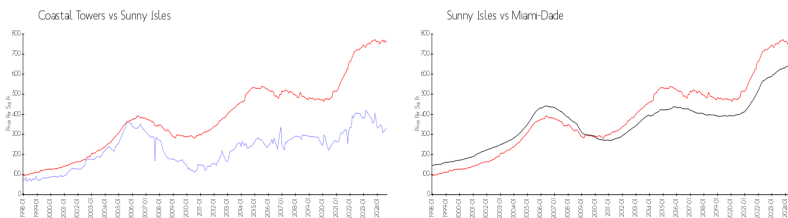
## Building Association Information

Coastal Towers condominium  
(305) 944-5778

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
724	1,094 sq ft	Jun 2024	\$249,000	\$228
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

## Market Information



Coastal Towers:	\$331/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Coastal Towers	8%
Sunny Isles	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Coastal Towers	81 days
Sunny Isles	112 days
Miami-Dade	86 days

