

# Unit 224 - Coastal Towers

224 - 400 Kings Point Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11660709
Status:	Active
Size:	1,094 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking
View:	
List Price:	\$359,500
List PPSF:	\$329
Valuated Price:	\$339,000
Valuated PPSF:	\$310

*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:	30
Building inventory for sale:	7%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

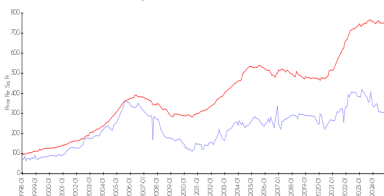
Coastal Towers condominium  
(305) 944-5778

## Recent Sales

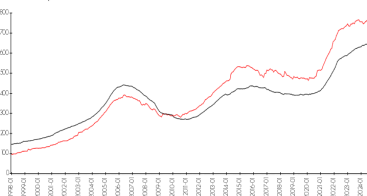
Unit #	Size	Closing Date	Sale Price	PPSF
612	705 sq ft	Oct 2024	\$260,000	\$369
724	1,094 sq ft	Jun 2024	\$249,000	\$228
1229	720 sq ft	Jun 2024	\$247,500	\$344
1027	695 sq ft	Jun 2024	\$245,000	\$353
1114	695 sq ft	May 2024	\$210,000	\$302
725	705 sq ft	May 2024	\$245,000	\$348

## Market Information

Coastal Towers vs Sunny Isles



Sunny Isles vs Miami-Dade



Coastal Towers:	\$301/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Coastal Towers	7%
Sunny Isles	7%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months

Coastal Towers	97 days
Sunny Isles	116 days
Miami-Dade	90 days

