

Unit 1706 - South Pointe Towers

1706 - 400 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11679799
 Status: Active Under Contract
 Size: 1,042 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Valet Parking
 View:
 List Price: \$1,450,000
 List PPSF: \$1,392
 Valuated Price: \$1,488,000
 Valuated PPSF: \$1,428

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: 205
 Number of active listings for rent: 11
 Number of active listings for sale: 5
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

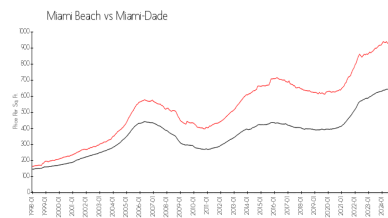
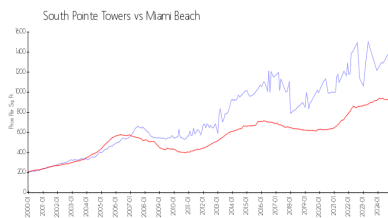
Building Association Information

South Point Condominium Assn
 (305) 538-8930

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2304	1,802 sq ft	Jan 2025	\$2,800,000	\$1,554
1007	858 sq ft	Aug 2024	\$1,050,000	\$1,224
1405	1,042 sq ft	Jul 2024	\$1,137,500	\$1,092
2104	1,802 sq ft	May 2024	\$2,240,000	\$1,243
1408	858 sq ft	Mar 2024	\$1,200,000	\$1,399

Market Information



South Pointe Towers: \$1431/sq. ft.
 Miami Beach: \$939/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

South Pointe Towers: 2%
 Miami Beach: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

South Pointe Towers: 47 days
 Miami Beach: 104 days
 Miami-Dade: 91 days

