

Unit 1610 - South Pointe Towers

1610 - 400 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11703668
Status:	Active
Size:	1,559 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$2,299,000
List PPSF:	\$1,475
Valuated Price:	\$1,923,000
Valuated PPSF:	\$1,233

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:	4
Building inventory for sale:	1%
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:	0

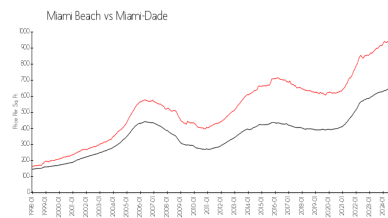
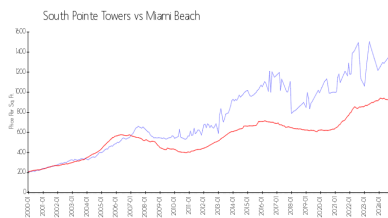
Building Association Information

South Point Condominium Assn
(305) 538-8930

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
501	1,165 sq ft	Feb 2024	\$1,150,000	\$987

Market Information



South Pointe Towers: \$1388/sq. ft.
Miami Beach: \$936/sq. ft.

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Miami-Dade: \$693/sq. ft.

Inventory for Sale

South Pointe Towers	2%
Miami Beach	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

South Pointe Towers	56 days
Miami Beach	104 days
Miami-Dade	88 days

