

Unit 11040 SW 196th St # 412 - Paradise Pointe (11040-11050-11060)

11040 SW 196th St # 412 - 11040 SW 196 St, Cutler Bay, FL, Miami-Dade 33157

Unit Information

MLS Number: A11865138
 Status: Active
 Size: 809 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking
 View:
 List Price: \$228,000
 List PPSF: \$282
 Valuated Price: \$220,000
 Valuated PPSF: \$272

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: 6
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

Building Association Information

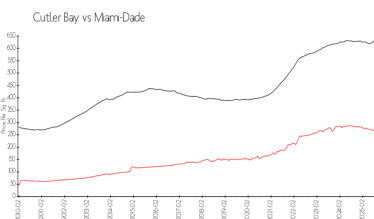
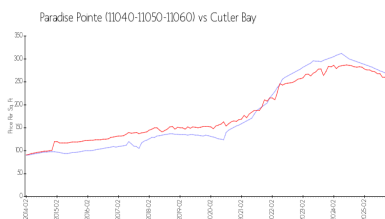
Paradise Point Condominium Association
 11050 Sw 196th Street
 Cutler Bay, FL 33157
 Phone: (305) 253-0971
 (305) 252-6637

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
403	809 sq ft	Dec 2025	\$197,000	\$244
201	625 sq ft	Dec 2025	\$156,000	\$250
209	809 sq ft	Sep 2025	\$193,000	\$239
410	809 sq ft	Jul 2025	\$224,999	\$278

Market Information



Paradise Pointe (110 \$269/sq. ft.
 40-11050-11060):
 Cutler Bay: \$258/sq. ft.

Cutler Bay: \$258/sq. ft.
 Miami-Dade: \$668/sq. ft.

Inventory for Sale

Paradise Pointe (11040-11050-11060) 3%
 Cutler Bay 3%



Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

Paradise Pointe (11040-11050-11060)	51 days
Cutler Bay	56 days
Miami-Dade	77 days