

# Unit 1104 - South Pointe Towers

1104 - 400 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |                                                 |
|-----------------|-------------------------------------------------|
| MLS Number:     | A11880936                                       |
| Status:         | Active                                          |
| Size:           | 1,802 Sq ft.                                    |
| Bedrooms:       | 3                                               |
| Full Bathrooms: | 3                                               |
| Half Bathrooms: | 0                                               |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Valet Parking |
| View:           |                                                 |
| List Price:     | \$2,595,000                                     |
| List PPSF:      | \$1,440                                         |
| Valuated Price: | \$2,402,000                                     |
| Valuated PPSF:  | \$1,333                                         |

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:      | 7   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

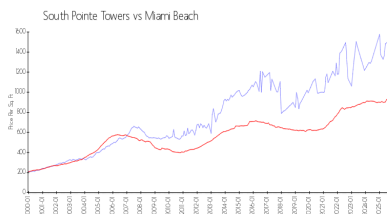
South Point Condominium Assn  
(305) 538-8930

<https://>

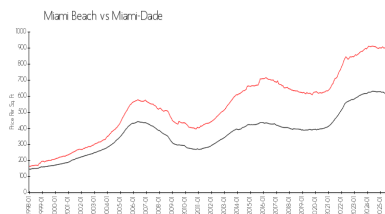
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 2106   | 1,042 sq ft | Dec 2025     | \$1,550,000 | \$1,488 |
| 702    | 1,169 sq ft | Oct 2025     | \$1,195,000 | \$1,022 |
| 604    | 1,802 sq ft | Jun 2025     | \$2,225,000 | \$1,235 |
| 1006   | 1,042 sq ft | May 2025     | \$1,300,000 | \$1,248 |
| 2404   | 3,215 sq ft | May 2025     | \$4,200,000 | \$1,306 |

## Market Information



South Pointe Towers:\$1525/sq. ft.  
Miami Beach: \$939/sq. ft.



Miami Beach: \$939/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

|                     |    |
|---------------------|----|
| South Pointe Towers | 3% |
| Miami Beach         | 4% |
| Miami-Dade          | 4% |

## Avg. Time to Close Over Last 12 Months



|                     |         |
|---------------------|---------|
| South Pointe Towers | 52 days |
| Miami Beach         | 94 days |
| Miami-Dade          | 77 days |