

# Unit 401 - South Pointe Towers

401 - 400 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11922989
Status:	Active
Size:	1,165 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$1,595,000
List PPSF:	\$1,369
Valuated Price:	\$1,713,000
Valuated PPSF:	\$1,470

*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

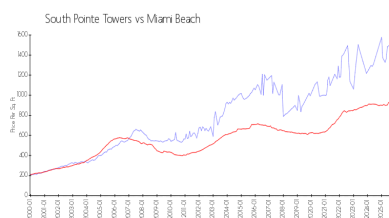
South Point Condominium Assn  
(305) 538-8930

<https://>

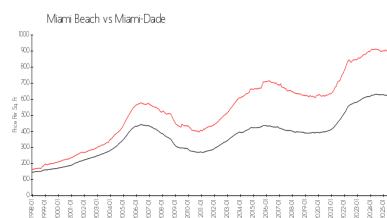
## Recent Sales

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
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Miami Beach  
Miami-Dade

94 days  
77 days