

# Unit 325 - Coastal Towers

325 - 400 Kings Point Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: F10437734  
 Status: Active  
 Size: 705 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View: Canal,Intracoastal View  
 List Price: \$250,000  
 List PPSF: \$355  
 Valuated Price: \$248,000  
 Valuated PPSF: \$352

*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: 424  
 Number of active listings for rent: 9  
 Number of active listings for sale: 36  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 6

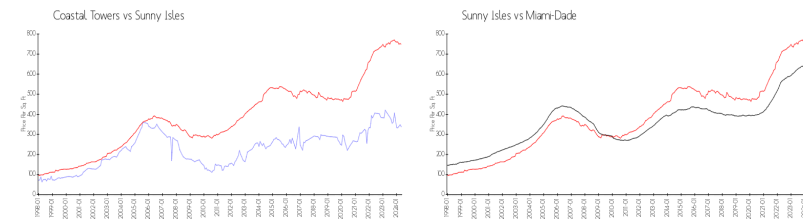
## Building Association Information

Coastal Towers condominium  
 (305) 944-5778

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1229	720 sq ft	Jun 2024	\$247,500	\$344
1027	695 sq ft	Jun 2024	\$245,000	\$353
1114	695 sq ft	May 2024	\$210,000	\$302
725	705 sq ft	May 2024	\$245,000	\$348
105	468 sq ft	Apr 2024	\$195,000	\$417
1221	697 sq ft	Apr 2024	\$230,000	\$330

## Market Information



Coastal Towers: \$338/sq. ft.  
 Sunny Isles: \$748/sq. ft.  
 Sunny Isles: \$748/sq. ft.  
 Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Coastal Towers 8%  
 Sunny Isles 5%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Coastal Towers  
Sunny Isles  
Miami-Dade

74 days  
116 days  
82 days