

Unit 724 - Coastal Towers

724 - 400 Kings Point Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11483420
 Status: Pending
 Size: 1,094 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$259,000
 List PPSF: \$237
 Valuated Price: \$412,000
 Valuated PPSF: \$377

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: 32
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 1

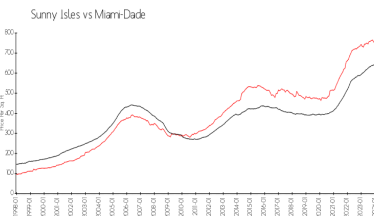
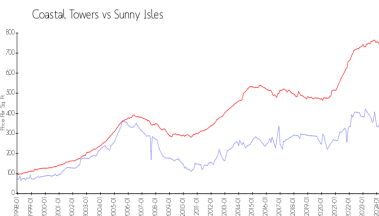
Building Association Information

Coastal Towers condominium
 (305) 944-5778

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1221	697 sq ft	Apr 2024	\$230,000	\$330
610	1,094 sq ft	Feb 2024	\$380,000	\$347
329	720 sq ft	Feb 2024	\$235,000	\$326
1215	695 sq ft	Jan 2024	\$330,000	\$475
803	720 sq ft	Dec 2023	\$263,000	\$365
424	1,094 sq ft	Dec 2023	\$339,500	\$310
417	697 sq ft	Dec 2023	\$250,000	\$359
602	720 sq ft	Dec 2023	\$265,000	\$368

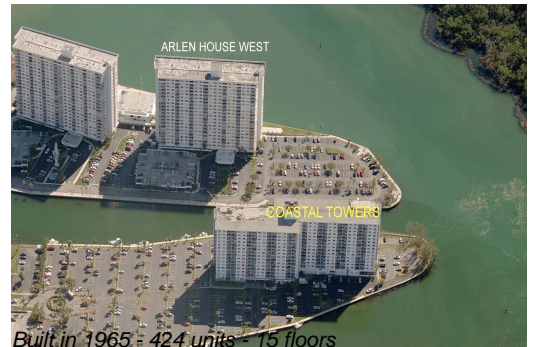
Market Information



Coastal Towers: \$348/sq. ft.
 Sunny Isles: \$746/sq. ft.
 Sunny Isles: \$746/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Coastal Towers	80 days
Sunny Isles	113 days
Miami-Dade	81 days