

# Unit 2407 - Winston Tower 500

2407 - 301 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11531671  
 Status: Active  
 Size: 1,233 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$450,000  
 List PPSF: \$365  
 Valuated Price: \$372,000  
 Valuated PPSF: \$302

*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: 420  
 Number of active listings for rent: 1  
 Number of active listings for sale: 14  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

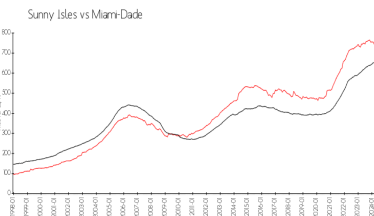
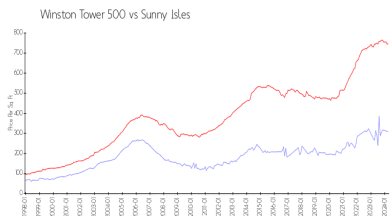
## Building Association Information

Winston Tower 500 Condominium Association  
 (305) 931-2628

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
501	1,488 sq ft	Apr 2024	\$515,000	\$346
1402	1,488 sq ft	Feb 2024	\$586,000	\$394
1214	1,830 sq ft	Dec 2023	\$525,000	\$287
415	1,488 sq ft	Dec 2023	\$340,000	\$228
303	2,400 sq ft	Nov 2023	\$700,000	\$292
820	1,488 sq ft	Nov 2023	\$405,000	\$272
705	1,104 sq ft	Nov 2023	\$365,000	\$331

## Market Information



Winston Tower 500: \$310/sq. ft.  
 Sunny Isles: \$746/sq. ft.

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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Winston Tower 500: 3%  
 Sunny Isles: 5%  
 Miami-Dade: 3%



## **Avg. Time to Close Over Last 12 Months**

Winston Tower 500	113 days
Sunny Isles	113 days
Miami-Dade	81 days