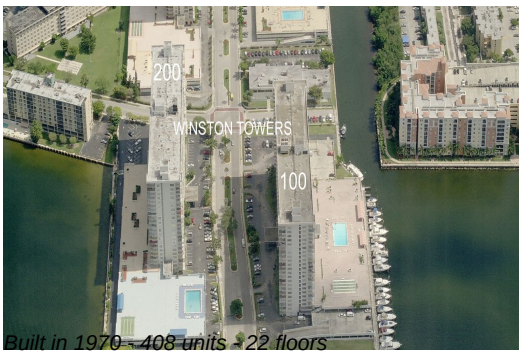
# Unit 706 - Winston Tower 100

706 - 250 174 St, Sunny Isles, FL, Miami-Dade 33129




*Built in 1970 - 408 units - 22 floors*

## Unit Information

| | |
|---|---|
| MLS Number: | A11309912 |
| Status: | Cancelled |
| Size: | 943 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | $329,000 |
| List PPSF: | $349 |
| Valuated Price: | $294,000 |
| Valuated PPSF: | $312 |

*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: | 408 |
| Number of active listings for rent: | 6 |
| Number of active listings for sale: | 24 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 14 |
| Number of sales over the last 6 months: | 9 |
| Number of sales over the last 3 months: | 2 |

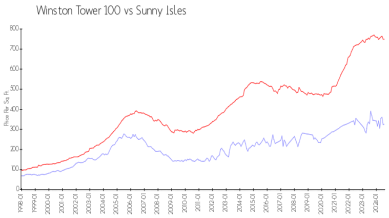
## Building Association Information

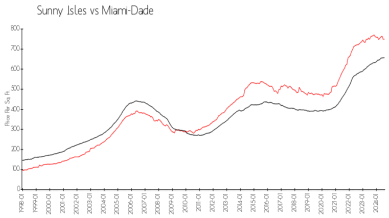
Winston Tower 100 Condominium Association
(305) 932-0850

## Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|---|---|---|---|---|
| 315 | 943 sq ft | Oct 2024 | $255,000 | $270 |
| 917 | 1,544 sq ft | Sep 2024 | $405,000 | $262 |
| 817 | 1,544 sq ft | Jul 2024 | $470,000 | $304 |
| 304 | 1,890 sq ft | Jun 2024 | $650,000 | $344 |
| 408 | 1,087 sq ft | Jun 2024 | $270,000 | $248 |
| 1202 | 1,275 sq ft | Jun 2024 | $560,000 | $439 |

## Market Information




| | | | |
|---|---|---|---|
| Winston Tower 100: | $327/sq. ft. | Sunny Isles: | $749/sq. ft. |
| Sunny Isles: | $749/sq. ft. | Miami-Dade: | $696/sq. ft. |

## Inventory for Sale

| | |
|---|---|
| Winston Tower 100 | 6% |
| Sunny Isles | 6% |
| Miami-Dade | 4% |

## Avg. Time to Close Over Last 12 Months

| | |
|---|---|
| Winston Tower 100 | 123 days |
| Sunny Isles | 116 days |
| Miami-Dade | 85 days |