

# Unit 1906 - Winston Tower 600

1906 - 210 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11375250                                |
| Status:         | Active                                   |
| Size:           | 1,232 Sq ft.                             |
| Bedrooms:       | 2  |
| Full Bathrooms: | 2  |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View:           |  |
| List Price:     | \$430,000                                |
| List PPSF:      | \$349                                    |
| Valuated Price: | \$430,000                                |
| Valuated PPSF:  | \$349                                    |

*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:                         | 391 |
| Number of active listings for rent:      | 12  |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 2   |

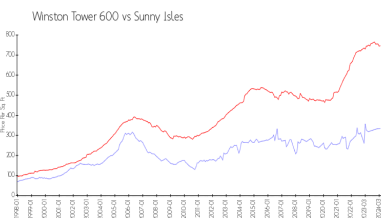
## Building Association Information

Winston Tower 600 Condominium Association  
(305) 932-4755

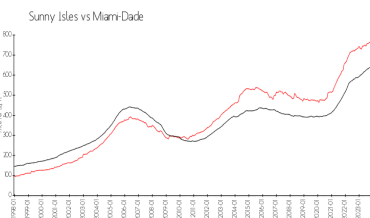
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 403    | 1,232 sq ft | Apr 2024     | \$362,500  | \$294 |
| 2112   | 1,507 sq ft | Apr 2024     | \$445,000  | \$295 |
| 706    | 1,232 sq ft | Jan 2024     | \$385,000  | \$313 |
| 2106   | 1,232 sq ft | Jan 2024     | \$430,000  | \$349 |
| L11    | 1,294 sq ft | Dec 2023     | \$375,000  | \$290 |
| 2211   | 1,507 sq ft | Dec 2023     | \$444,000  | \$295 |

## Market Information



Winston Tower 600: \$335/sq. ft.  
Sunny Isles: \$746/sq. ft.



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

## Inventory for Sale

|                   |    |
|-------------------|----|
| Winston Tower 600 | 2% |
| Sunny Isles       | 5% |
| Miami-Dade        | 3% |



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

|                   |          |
|-------------------|----------|
| Winston Tower 600 | 73 days  |
| Sunny Isles       | 114 days |
| Miami-Dade        | 81 days  |