

Unit 304 - Winston Tower 100

304 - 250 174 St, Sunny Isles, FL, Miami-Dade 33129

Unit Information

MLS Number: A11445421
 Status: Active
 Size: 1,890 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$699,999
 List PPSF: \$370
 Valuated Price: \$556,000
 Valuated PPSF: \$294

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: 21
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 5

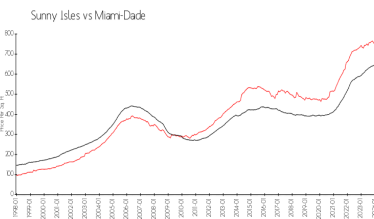
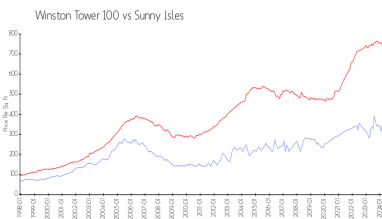
Building Association Information

Winston Tower 100 Condominium Association
 (305) 932-0850

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1516	1,544 sq ft	Apr 2024	\$451,200	\$292
1111	1,087 sq ft	Apr 2024	\$360,000	\$331
2220	1,275 sq ft	Mar 2024	\$452,000	\$355
1616	1,544 sq ft	Mar 2024	\$50,000	\$32
1504	1,890 sq ft	Feb 2024	\$650,000	\$344

Market Information



Winston Tower 100: \$305/sq. ft. Sunny Isles: \$743/sq. ft.
 Sunny Isles: \$743/sq. ft. Miami-Dade: \$698/sq. ft.

Inventory for Sale

Winston Tower 100: 5%
 Sunny Isles: 5%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months



Winston Tower 100
Sunny Isles
Miami-Dade

82 days
113 days
81 days