

# Unit 408 - Winston Tower 100

408 - 250 174 St, Sunny Isles, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11468620  
 Status: Active  
 Size: 1,087 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Parking-Under Building, Valet Parking  
 View:  
 List Price: \$330,000  
 List PPSF: \$304  
 Valuated Price: \$306,000  
 Valuated PPSF: \$282

*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

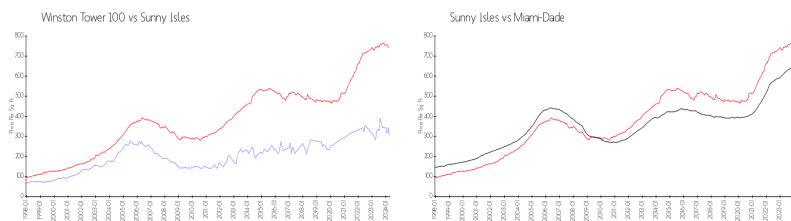
## Building Association Information

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.  
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 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