

# Unit 304 - Winston Tower 400

304 - 231 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11473863
Status:	Active
Size:	1,856 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$445,000
List PPSF:	\$240
Valuated Price:	\$461,000
Valuated PPSF:	\$248

*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:	0
Number of active listings for sale:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	8

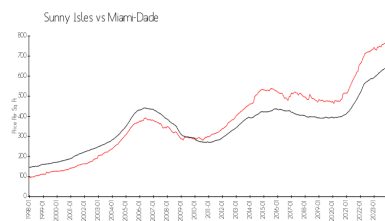
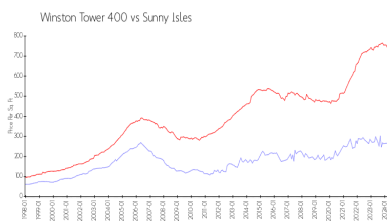
## Building Association Information

Winston Tower 400 Condominium Association  
(305) 932-2550

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2309	1,233 sq ft	May 2024	\$360,000	\$292
1816	1,488 sq ft	Apr 2024	\$397,000	\$267
1702	1,488 sq ft	Apr 2024	\$435,000	\$292
416	1,488 sq ft	Apr 2024	\$385,000	\$259
2120	1,488 sq ft	Apr 2024	\$390,000	\$262
2108	1,233 sq ft	Apr 2024	\$340,000	\$276

## Market Information



Winston Tower 400:	\$263/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Winston Tower 400	2%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Winston Tower 400	71 days
Sunny Isles	113 days
Miami-Dade	81 days