

Unit 1703 - Winston Tower 400

1703 - 231 174 St, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11498201 |
| Status: | Active |
| Size: | 2,400 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$620,000 |
| List PPSF: | \$258 |
| Valuated Price: | \$654,000 |
| Valuated PPSF: | \$273 |

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

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|--|-----|
| 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 |

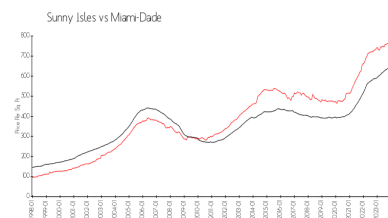
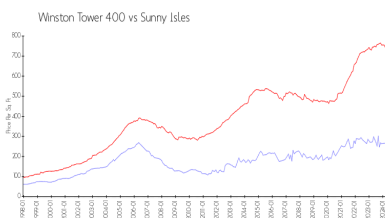
Building Association Information

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 |