

# Unit MO3 - Winston Tower 300

MO3 - 230 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11519267  
 Status: Active  
 Size: 2,400 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking, Other Parking, Valet Parking  
 View:  
 List Price: \$650,000  
 List PPSF: \$271  
 Valuated Price: \$671,000  
 Valuated PPSF: \$280

*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: 416  
 Number of active listings for rent: 3  
 Number of active listings for sale: 9  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

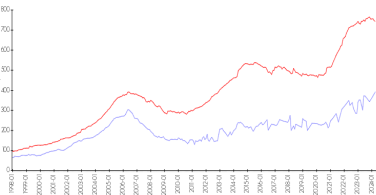
Winston Tower 300 Condominium Association  
 (305) 932-5290

## Recent Sales

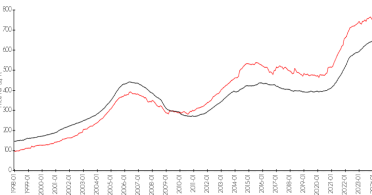
Unit #	Size	Closing Date	Sale Price	PPSF
2205	938 sq ft	Apr 2024	\$395,000	\$421
M19	1,525 sq ft	Jan 2024	\$345,000	\$226
620	1,286 sq ft	Nov 2023	\$405,000	\$315
1005	938 sq ft	Jul 2023	\$387,777	\$413
1107	1,070 sq ft	Jul 2023	\$440,000	\$411
2214	2,400 sq ft	Jul 2023	\$660,000	\$275

## Market Information

Winston Tower 300 vs Sunny Isles



Sunny Isles vs Miami-Dade



Winston Tower 300: \$392/sq. ft.  
 Sunny Isles: \$743/sq. ft.

Sunny Isles: \$743/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Winston Tower 300: 2%  
 Sunny Isles: 5%  
 Miami-Dade: 3%



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

Winston Tower 300	91 days
Sunny Isles	113 days
Miami-Dade	81 days