

# Unit 1710 - Winston Tower 200

1710 - 251 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11536329  
 Status: Active  
 Size: 595 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$218,000  
 List PPSF: \$366  
 Valuated Price: \$206,000  
 Valuated PPSF: \$346

*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: 4  
 Number of active listings for sale: 12  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

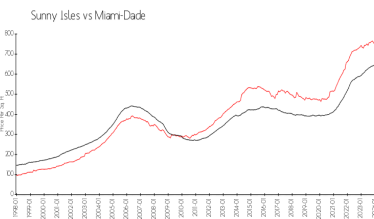
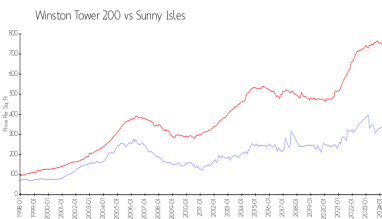
## Building Association Information

Winston Tower 200 Condominium Association  
 (305) 932-0800

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1810	595 sq ft	Apr 2024	\$206,000	\$346
1101	975 sq ft	Mar 2024	\$292,000	\$299
1712	1,087 sq ft	Nov 2023	\$392,000	\$361
1815	943 sq ft	Nov 2023	\$280,000	\$297
2012	1,087 sq ft	Oct 2023	\$359,000	\$330

## Market Information

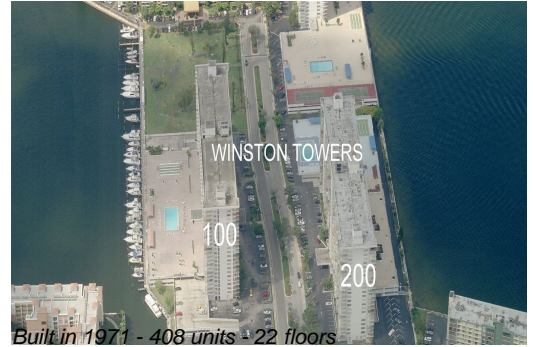


Winston Tower 200: \$342/sq. ft.  
 Sunny Isles: \$743/sq. ft.  
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 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Winston Tower 200: 3%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Winston Tower 200  
Sunny Isles  
Miami-Dade

35 days  
113 days  
81 days