

# Unit 2004 - Winston Tower 600

2004 - 210 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11547466  
 Status: Active  
 Size: 1,232 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$445,000  
 List PPSF: \$361  
 Valuated Price: \$434,000  
 Valuated PPSF: \$352

*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: 391  
 Number of active listings for rent: 12  
 Number of active listings for sale: 8  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 2

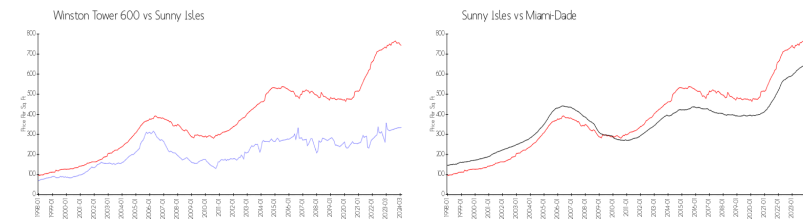
## Building Association Information

Winston Tower 600 Condominium Association  
 (305) 932-4755

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
403	1,232 sq ft	Apr 2024	\$362,500	\$294
2112	1,507 sq ft	Apr 2024	\$445,000	\$295
706	1,232 sq ft	Jan 2024	\$385,000	\$313
2106	1,232 sq ft	Jan 2024	\$430,000	\$349
L11	1,294 sq ft	Dec 2023	\$375,000	\$290
2211	1,507 sq ft	Dec 2023	\$444,000	\$295

## Market Information



Winston Tower 600: \$335/sq. ft.  
 Sunny Isles: \$743/sq. ft.  
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 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Winston Tower 600: 2%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Winston Tower 600  
Sunny Isles  
Miami-Dade

66 days  
113 days  
81 days