

Unit 1615 - Winston Tower 100

1615 - 250 174 St, Sunny Isles, FL, Miami-Dade 33129

Unit Information

| | |
|-----------------|------------|
| MLS Number: | A11548890 |
| Status: | Active |
| Size: | 943 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$349,900 |
| List PPSF: | \$371 |
| Valuated Price: | \$299,000 |
| Valuated PPSF: | \$317 |

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: | 6 |
| Number of active listings for sale: | 22 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 15 |
| Number of sales over the last 6 months: | 6 |
| Number of sales over the last 3 months: | 5 |

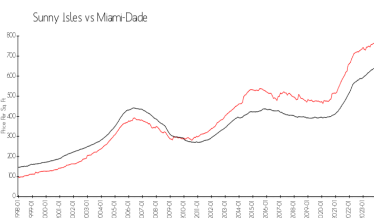
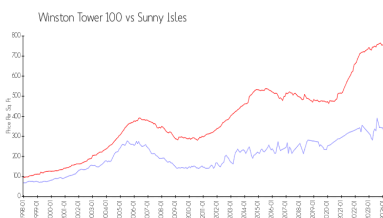
Building Association Information

Winston Tower 100 Condominium Association
(305) 932-0850

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1516 | 1,544 sq ft | Apr 2024 | \$451,200 | \$292 |
| 1111 | 1,087 sq ft | Apr 2024 | \$360,000 | \$331 |
| 2220 | 1,275 sq ft | Mar 2024 | \$452,000 | \$355 |
| 1616 | 1,544 sq ft | Mar 2024 | \$50,000 | \$32 |
| 1504 | 1,890 sq ft | Feb 2024 | \$650,000 | \$344 |

Market Information

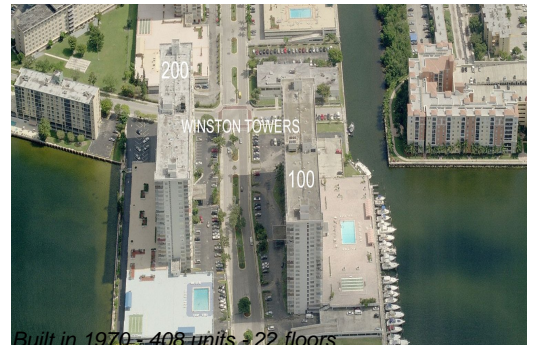


| | | | |
|--------------------|---------------|--------------|---------------|
| Winston Tower 100: | \$305/sq. ft. | Sunny Isles: | \$746/sq. ft. |
| Sunny Isles: | \$746/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|-------------------|----|
| Winston Tower 100 | 5% |
| Sunny Isles | 5% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months



| | |
|-------------------|----------|
| Winston Tower 100 | 82 days |
| Sunny Isles | 114 days |
| Miami-Dade | 81 days |