

# Unit 2318 - Winston Tower 200

2318 - 251 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11550566
Status:	Active Under Contract
Size:	1,275 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$635,000
List PPSF:	\$498
Valuated Price:	\$446,000
Valuated PPSF:	\$347

*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:	11
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

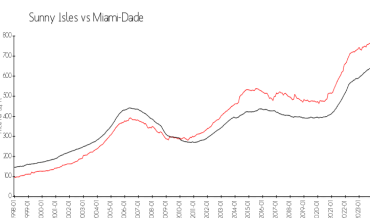
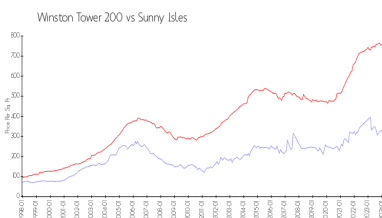
## Building Association Information

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

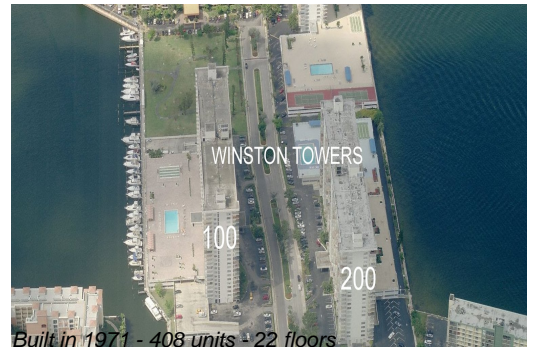


Winston Tower 200:	\$338/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Winston Tower 200	36 days
Sunny Isles	114 days
Miami-Dade	81 days