

Unit 2409 - Winston Tower 500

2409 - 301 174 St, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11551063
Status:	Active
Size:	1,233 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Additional Spaces Available,Guest Parking
View:	
List Price:	\$447,500
List PPSF:	\$363
Valuated Price:	\$438,000
Valuated PPSF:	\$355

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:	420
Number of active listings for rent:	1
Number of active listings for sale:	14
Building inventory for sale:	3%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

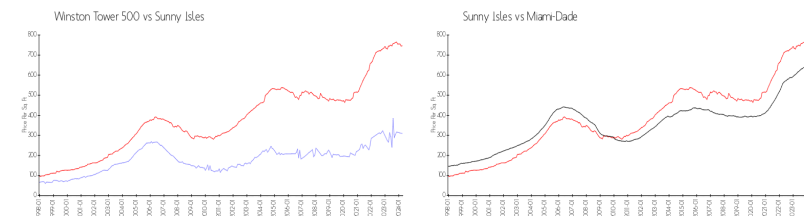
Building Association Information

Winston Tower 500 Condominium Association
(305) 931-2628

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
501	1,488 sq ft	Apr 2024	\$515,000	\$346
1402	1,488 sq ft	Feb 2024	\$586,000	\$394
1214	1,830 sq ft	Dec 2023	\$525,000	\$287
415	1,488 sq ft	Dec 2023	\$340,000	\$228
303	2,400 sq ft	Nov 2023	\$700,000	\$292
820	1,488 sq ft	Nov 2023	\$405,000	\$272
705	1,104 sq ft	Nov 2023	\$365,000	\$331

Market Information



Winston Tower 500:	\$310/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Winston Tower 500	3%
Sunny Isles	5%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Winston Tower 500	113 days
Sunny Isles	113 days
Miami-Dade	81 days