

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: \$433,000
 Valuated PPSF: \$351

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: 15
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 18
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 3

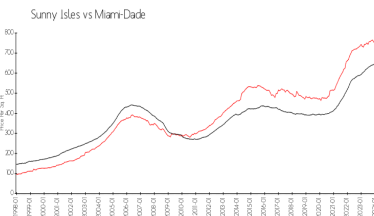
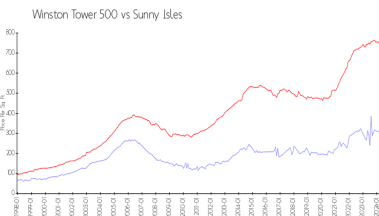
Building Association Information

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: \$306/sq. ft.
 Sunny Isles: \$743/sq. ft.
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 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Winston Tower 500: 4%
 Sunny Isles: 5%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Winston Tower 500	107 days
Sunny Isles	113 days
Miami-Dade	81 days