

# Unit 1109 - Winston Tower 100

1109 - 250 174 St, Sunny Isles, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11578556  
 Status: Active  
 Size: 1,087 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking, Valet Parking

View:  
 List Price: \$350,000  
 List PPSF: \$322  
 Valuated Price: \$352,000  
 Valuated PPSF: \$324

*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: 20  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 4

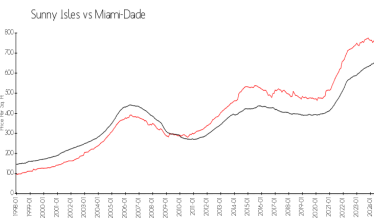
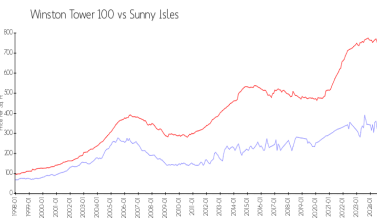
## Building Association Information

Winston Tower 100 Condominium Association  
 (305) 932-0850

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
817	1,544 sq ft	Jul 2024	\$470,000	\$304
304	1,890 sq ft	Jun 2024	\$650,000	\$344
408	1,087 sq ft	Jun 2024	\$270,000	\$248
1202	1,275 sq ft	Jun 2024	\$560,000	\$439
210	595 sq ft	May 2024	\$180,000	\$303
1720	1,275 sq ft	May 2024	\$472,000	\$370

## Market Information



Winston Tower 100: \$327/sq. ft.  
 Sunny Isles: \$753/sq. ft.

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 Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Winston Tower 100: 5%  
 Sunny Isles: 6%  
 Miami-Dade: 4%



## **Avg. Time to Close Over Last 12 Months**

Winston Tower 100	117 days
Sunny Isles	114 days
Miami-Dade	84 days