

Unit 1701 - Winston Tower 500

1701 - 301 174 St, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11594266 |
| Status: | Active |
| Size: | 1,488 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$629,000 |
| List PPSF: | \$423 |
| Valuated Price: | \$389,000 |
| Valuated PPSF: | \$261 |

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

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|--|-----|
| Number of units: | 420 |
| Number of active listings for rent: | 1 |
| Number of active listings for sale: | 12 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 16 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 3 |

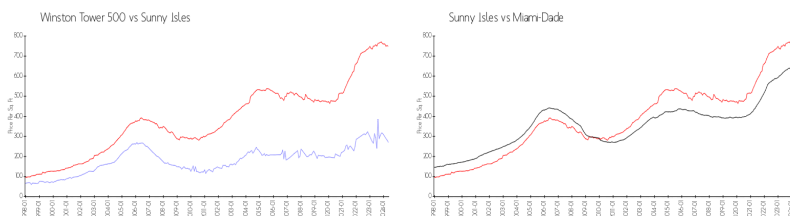
Building Association Information

Winston Tower 500 Condominium Association
(305) 931-2628

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 811 | 1,104 sq ft | Jun 2024 | \$310,000 | \$281 |
| 2019 | 1,856 sq ft | May 2024 | \$555,000 | \$299 |
| 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 |

Market Information



| | | | |
|--------------------|---------------|--------------|---------------|
| Winston Tower 500: | \$271/sq. ft. | Sunny Isles: | \$748/sq. ft. |
| Sunny Isles: | \$748/sq. ft. | Miami-Dade: | \$705/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 | 117 days |
| Sunny Isles | 116 days |
| Miami-Dade | 82 days |