

# Unit 502 - Winston Tower 100

502 - 250 174 St, Sunny Isles, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11594855  
 Status: Active  
 Size: 1,275 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking  
 View:  
 List Price: \$435,000  
 List PPSF: \$341  
 Valuated Price: \$374,000  
 Valuated PPSF: \$293

*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: 14  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 5

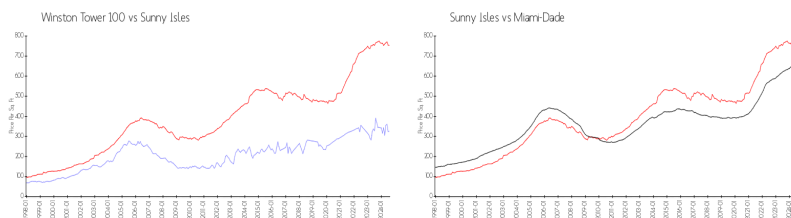
## Building Association Information

Winston Tower 100 Condominium Association  
 (305) 932-0850

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
917	1,544 sq ft	Sep 2024	\$405,000	\$262
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

## 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  
Sunny Isles  
Miami-Dade

128 days  
116 days  
84 days