

# Unit 2305 - Winston Tower 200

2305 - 251 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11596456
Status:	Active Under Contract
Size:	1,544 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$799,000
List PPSF:	\$517
Valuated Price:	\$506,000
Valuated PPSF:	\$328

*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:	4
Number of active listings for sale:	19
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

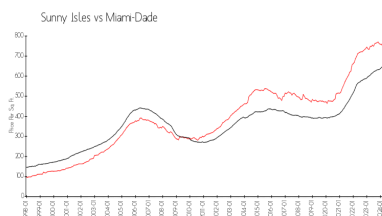
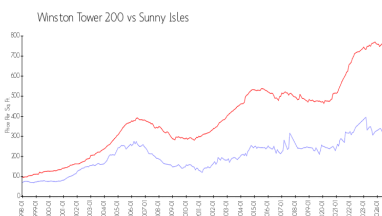
## Building Association Information

Winston Tower 200 Condominium Association  
(305) 932-0800

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2010	595 sq ft	Aug 2024	\$160,000	\$269
1414	943 sq ft	Aug 2024	\$275,000	\$292
1808	1,087 sq ft	Jun 2024	\$360,000	\$331
2318	1,275 sq ft	Jun 2024	\$590,000	\$463
615	943 sq ft	Apr 2024	\$398,000	\$422
1810	595 sq ft	Apr 2024	\$206,000	\$346

## Market Information



Winston Tower 200: \$291/sq. ft.  
Sunny Isles: \$749/sq. ft.

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Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Winston Tower 200	5%
Sunny Isles	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Winston Tower 200	57 days
Sunny Isles	116 days
Miami-Dade	85 days

