

Unit 2305 - Winston Tower 200

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

Unit Information

MLS Number: A11596456
 Status: Active
 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: \$584,000
 Valuated PPSF: \$378

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: 14
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 4

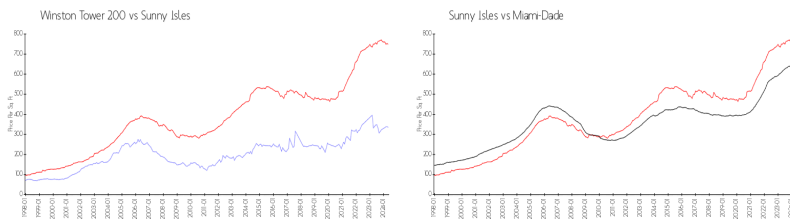
Building Association Information

Winston Tower 200 Condominium Association
 (305) 932-0800

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1101	975 sq ft	Mar 2024	\$292,000	\$299
1712	1,087 sq ft	Nov 2023	\$392,000	\$361
1815	943 sq ft	Nov 2023	\$280,000	\$297

Market Information

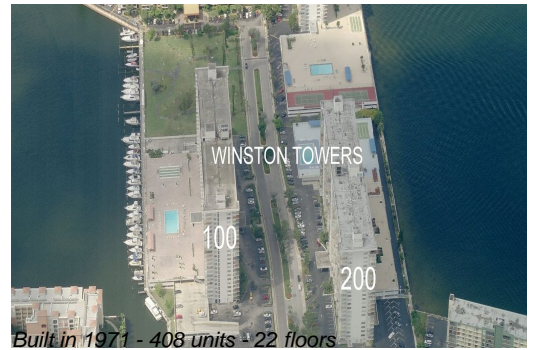


Winston Tower 200: \$335/sq. ft.
 Sunny Isles: \$748/sq. ft.
 Sunny Isles: \$748/sq. ft.
 Miami-Dade: \$705/sq. ft.

Inventory for Sale

Winston Tower 200: 3%
 Sunny Isles: 5%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months



Winston Tower 200

44 days

Sunny Isles

116 days

Miami-Dade

82 days