

Unit 807 - Winston Tower 300

807 - 230 174 St, Sunny Isles, FL, Miami-Dade 33160

Unit Information

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|-----------------|---------------------------------------|
| MLS Number: | A11596579 |
| Status: | Active |
| Size: | 1,070 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Space Rented |
| View: | |
| List Price: | \$450,000 |
| List PPSF: | \$421 |
| Valuated Price: | \$339,000 |
| Valuated PPSF: | \$317 |

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: | 416 |
| Number of active listings for rent: | 3 |
| Number of active listings for sale: | 11 |
| Building inventory for sale: | 2% |
| 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: | 3 |

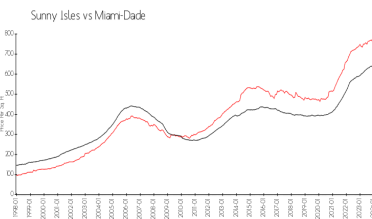
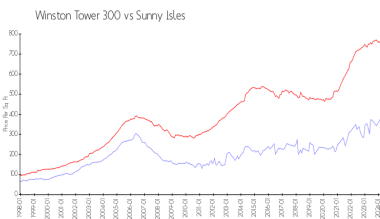
Building Association Information

Winston Tower 300 Condominium Association
(305) 932-5290

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1212 | 1,552 sq ft | Jun 2024 | \$535,000 | \$345 |
| 1115 | 1,286 sq ft | May 2024 | \$420,000 | \$327 |
| 2205 | 938 sq ft | Apr 2024 | \$395,000 | \$421 |
| M19 | 1,525 sq ft | Jan 2024 | \$345,000 | \$226 |
| 620 | 1,286 sq ft | Nov 2023 | \$405,000 | \$315 |

Market Information



| | | | |
|--------------------|---------------|--------------|---------------|
| Winston Tower 300: | \$339/sq. ft. | Sunny Isles: | \$748/sq. ft. |
| Sunny Isles: | \$748/sq. ft. | Miami-Dade: | \$705/sq. ft. |

Inventory for Sale

| | |
|-------------------|----|
| Winston Tower 300 | 3% |
| Sunny Isles | 5% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months



Winston Tower 300

Sunny Isles

Miami-Dade

90 days

116 days

81 days