

Unit 807 - Winston Tower 300

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

Unit Information

MLS Number:	A11596579
Status:	Active Under Contract
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:	\$308,000
Valuated PPSF:	\$288

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:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

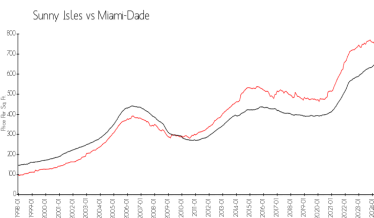
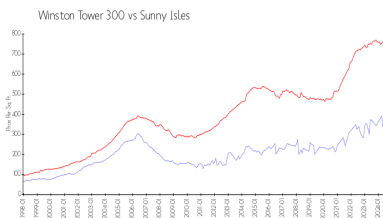
Building Association Information

Winston Tower 300 Condominium Association
(305) 932-5290

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2103	2,400 sq ft	Aug 2024	\$610,000	\$254
712	1,552 sq ft	Aug 2024	\$460,000	\$296
1212	1,552 sq ft	Jun 2024	\$535,000	\$345
1510	1,070 sq ft	Jun 2024	\$375,000	\$350
1115	1,286 sq ft	May 2024	\$420,000	\$327

Market Information



Winston Tower 300:	\$308/sq. ft.	Sunny Isles:	\$749/sq. ft.
Sunny Isles:	\$749/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Winston Tower 300	2%
Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Winston Tower 300	34 days
Sunny Isles	116 days
Miami-Dade	85 days

