

Unit 2417 - Winston Tower 700

2417 - 290 174 St, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11598651
Status:	Active
Size:	1,240 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Deeded Parking
View:	
List Price:	\$575,000
List PPSF:	\$464
Valuated Price:	\$529,000
Valuated PPSF:	\$351

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:	390
Number of active listings for rent:	8
Number of active listings for sale:	12
Building inventory for sale:	3%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

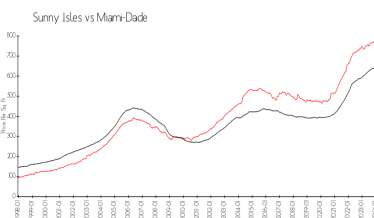
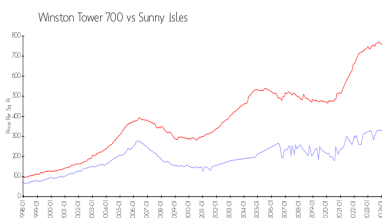
Building Association Information

Winston Tower 700 Condominium Association
(305) 931-5998 & (305) 935-0670

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1117	1,240 sq ft	Jun 2024	\$520,000	\$419
2119	1,775 sq ft	May 2024	\$815,000	\$459
1914	896 sq ft	May 2024	\$375,000	\$419
605	1,622 sq ft	Apr 2024	\$540,000	\$333
1210	1,396 sq ft	Mar 2024	\$529,900	\$380

Market Information



Winston Tower 700:	\$312/sq. ft.	Sunny Isles:	\$748/sq. ft.
Sunny Isles:	\$748/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Winston Tower 700	3%
Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Winston Tower 700	97 days
Sunny Isles	116 days
Miami-Dade	82 days