

Unit 1608 - Winston Tower 100

1608 - 250 174 St, Sunny Isles, FL, Miami-Dade 33129

Unit Information

MLS Number: A11614715
 Status: Active
 Size: 1,087 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking
 View:
 List Price: \$359,000
 List PPSF: \$330
 Valuated Price: \$408,000
 Valuated PPSF: \$375

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: 6
 Number of active listings for sale: 17
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 6

Building Association Information

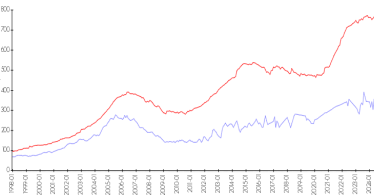
Winston Tower 100 Condominium Association
 (305) 932-0850

Recent Sales

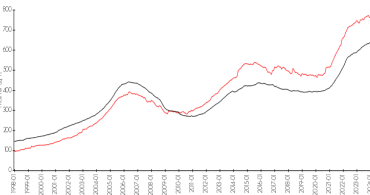
Unit #	Size	Closing Date	Sale Price	PPSF
817	1,544 sq ft	Jul 2024	\$470,000	\$304
304	1,890 sq ft	Jun 2024	\$650,000	\$344
408	1,087 sq ft	Jun 2024	\$270,000	\$248
1202	1,275 sq ft	Jun 2024	\$560,000	\$439
210	595 sq ft	May 2024	\$180,000	\$303
1720	1,275 sq ft	May 2024	\$472,000	\$370

Market Information

Winston Tower 100 vs Sunny Isles



Sunny Isles vs Miami-Dade



Winston Tower 100: \$360/sq. ft.
 Sunny Isles: \$769/sq. ft.

Sunny Isles: \$769/sq. ft.
 Miami-Dade: \$704/sq. ft.

Inventory for Sale

Winston Tower 100 4%
 Sunny Isles 5%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Winston Tower 100	103 days
Sunny Isles	116 days
Miami-Dade	83 days