

Unit 709 - Winston Tower 200

709 - 251 174 St, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11616222
Status:	Active
Size:	1,087 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$405,000
List PPSF:	\$373
Valuated Price:	\$312,000
Valuated PPSF:	\$287

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:	16
Building inventory for sale:	3%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

Building Association Information

Winston Tower 200 Condominium Association
(305) 932-0800

Recent Sales

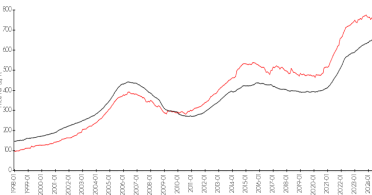
Unit #	Size	Closing Date	Sale Price	PPSF
2010	595 sq ft	Aug 2024	\$160,000	\$269
1414	943 sq ft	Aug 2024	\$275,000	\$292
1808	1,087 sq ft	Jun 2024	\$360,000	\$331
2318	1,275 sq ft	Jun 2024	\$590,000	\$463
615	943 sq ft	Apr 2024	\$398,000	\$422
1810	595 sq ft	Apr 2024	\$206,000	\$346

Market Information

Winston Tower 200 vs Sunny Isles



Sunny Isles vs Miami-Dade

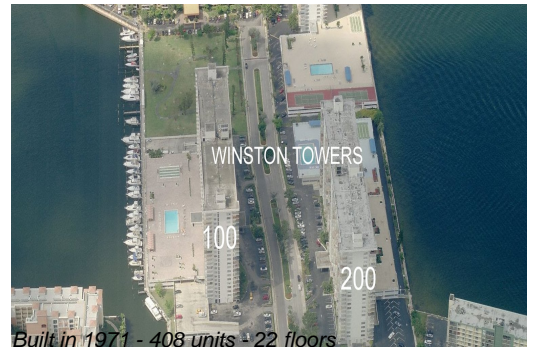


Winston Tower 200: \$313/sq. ft.
Sunny Isles: \$753/sq. ft.

Sunny Isles: \$753/sq. ft.
Miami-Dade: \$697/sq. ft.

Inventory for Sale

Winston Tower 200	4%
Sunny Isles	6%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Winston Tower 200	53 days
Sunny Isles	114 days
Miami-Dade	84 days