

Unit 2414 - Winston Tower 500

2414 - 301 174 St, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11617562
Status:	Active
Size:	1,856 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking, Space Rented
View:	
List Price:	\$575,000
List PPSF:	\$310
Valuated Price:	\$675,000
Valuated PPSF:	\$364

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:	420
Number of active listings for rent:	1
Number of active listings for sale:	12
Building inventory for sale:	2%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

Winston Tower 500 Condominium Association
(305) 931-2628

Recent Sales

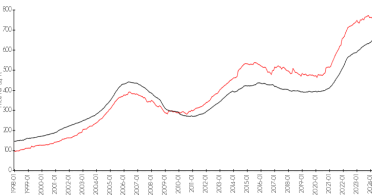
Unit #	Size	Closing Date	Sale Price	PPSF
811	1,104 sq ft	Jun 2024	\$310,000	\$281
2019	1,856 sq ft	May 2024	\$555,000	\$299
501	1,488 sq ft	Apr 2024	\$515,000	\$346
1402	1,488 sq ft	Feb 2024	\$586,000	\$394
1214	1,830 sq ft	Dec 2023	\$525,000	\$287
415	1,488 sq ft	Dec 2023	\$340,000	\$228

Market Information

Winston Tower 500 vs Sunny Isles



Sunny Isles vs Miami-Dade

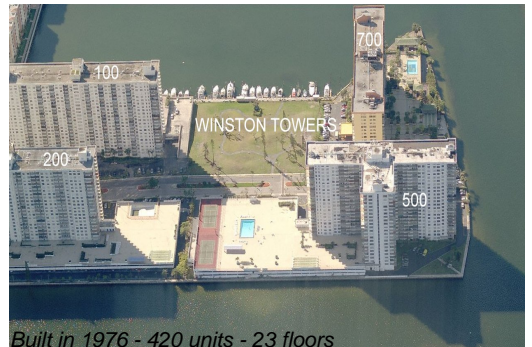


Winston Tower 500: \$302/sq. ft.
Sunny Isles: \$769/sq. ft.

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

Inventory for Sale

Winston Tower 500	3%
Sunny Isles	5%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Winston Tower 500	117 days
Sunny Isles	117 days
Miami-Dade	83 days