

# Unit 1612 - Winston Tower 300

1612 - 230 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11624829  
 Status: Active  
 Size: 1,552 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$539,000  
 List PPSF: \$347  
 Valuated Price: \$566,000  
 Valuated PPSF: \$365

*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: 4  
 Number of sales over the last 3 months: 3

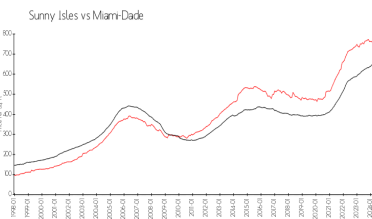
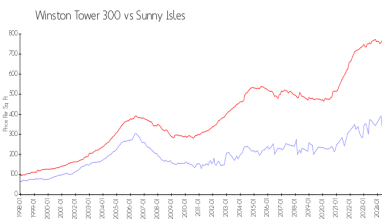
## Building Association Information

Winston Tower 300 Condominium Association  
 (305) 932-5290

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
2205	938 sq ft	Apr 2024	\$395,000	\$421
M19	1,525 sq ft	Jan 2024	\$345,000	\$226

## Market Information



Winston Tower 300: \$344/sq. ft.      Sunny Isles: \$769/sq. ft.  
 Sunny Isles: \$769/sq. ft.      Miami-Dade: \$704/sq. ft.

## Inventory for Sale

Winston Tower 300: 2%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Winston Tower 300

Sunny Isles

Miami-Dade

38 days

116 days

83 days