

# Unit 2403 - Winston Tower 300

2403 - 230 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11628002
Status:	Active
Size:	2,400 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$850,000
List PPSF:	\$354
Valuated Price:	\$945,000
Valuated PPSF:	\$394

*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:	11
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

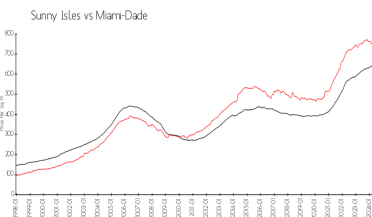
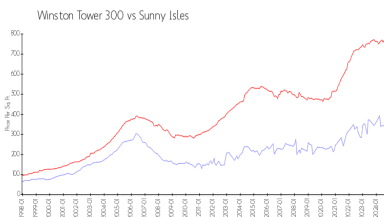
## Building Association Information

Winston Tower 300 Condominium Association  
(305) 932-5290

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2001	1,286 sq ft	Nov 2024	\$450,000	\$350
315	1,286 sq ft	Oct 2024	\$410,000	\$319
2103	2,400 sq ft	Aug 2024	\$610,000	\$254
712	1,552 sq ft	Aug 2024	\$460,000	\$296
1212	1,552 sq ft	Jun 2024	\$535,000	\$345
1510	1,070 sq ft	Jun 2024	\$375,000	\$350

## Market Information



Winston Tower 300: \$343/sq. ft.  
Sunny Isles: \$757/sq. ft.

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Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Winston Tower 300	3%
Sunny Isles	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Winston Tower 300	54 days
Sunny Isles	111 days
Miami-Dade	86 days

