

# Unit 2212 - Winston Tower 600

2212 - 210 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11653644  
 Status: Active  
 Size: 1,507 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking  
 View:  
 List Price: \$538,000  
 List PPSF: \$357  
 Valuated Price: \$500,000  
 Valuated PPSF: \$332

*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: 391  
 Number of active listings for rent: 12  
 Number of active listings for sale: 19  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

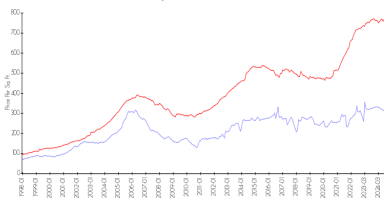
Winston Tower 600 Condominium Association  
 (305) 932-4755

## Recent Sales

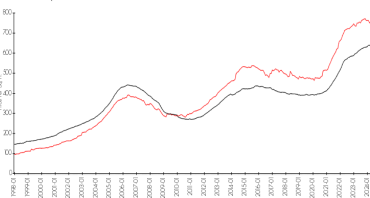
Unit #	Size	Closing Date	Sale Price	PPSF
1915	762 sq ft	May 2024	\$240,000	\$315
1615	762 sq ft	May 2024	\$265,000	\$348
403	1,232 sq ft	Apr 2024	\$362,500	\$294
2112	1,507 sq ft	Apr 2024	\$445,000	\$295
1608	1,507 sq ft	Apr 2024	\$530,000	\$352

## Market Information

Winston Tower 600 vs Sunny Isles



Sunny Isles vs Miami-Dade



Winston Tower 600: \$309/sq. ft.  
 Sunny Isles: \$757/sq. ft.

Sunny Isles: \$757/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Winston Tower 600: 5%  
 Sunny Isles: 7%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Winston Tower 600: 75 days  
 Sunny Isles: 111 days  
 Miami-Dade: 86 days

