

# 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:	20
Building inventory for sale:	5%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

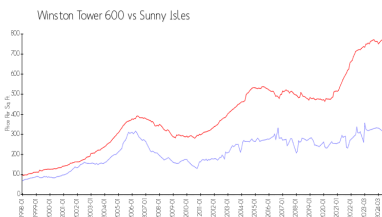
## Building Association Information

Winston Tower 600 Condominium Association  
(305) 932-4755

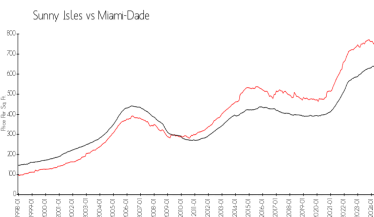
## Recent Sales

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: \$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	113 days
Miami-Dade	87 days

