

# Unit 902 - Winston Tower 400

902 - 231 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11657243  
 Status: Active  
 Size: 1,488 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$439,000  
 List PPSF: \$295  
 Valuated Price: \$362,000  
 Valuated PPSF: \$243

*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: 0  
 Number of active listings for sale: 13  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

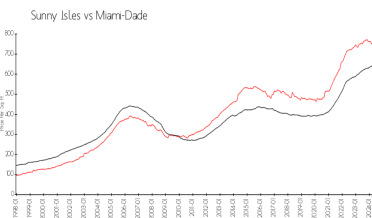
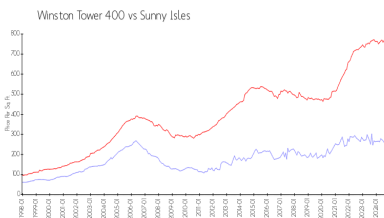
## Building Association Information

Winston Tower 400 Condominium Association  
 (305) 932-2550

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2111	1,104 sq ft	Sep 2024	\$310,000	\$281
607	1,233 sq ft	Sep 2024	\$308,000	\$250
1407	1,233 sq ft	Jul 2024	\$308,850	\$250
1014	1,856 sq ft	Jun 2024	\$560,000	\$302
2309	1,233 sq ft	May 2024	\$360,000	\$292

## Market Information



Winston Tower 400: \$255/sq. ft.  
 Sunny Isles: \$757/sq. ft.  
 Sunny Isles: \$757/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Winston Tower 400: 3%  
 Sunny Isles: 7%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Winston Tower 400: 85 days  
 Sunny Isles: 111 days  
 Miami-Dade: 86 days

