

# Unit 1618 - Winston Tower 400

1618 - 231 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11663825  
 Status: Active  
 Size: 1,856 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Space Rented  
 View:  
 List Price: \$589,000  
 List PPSF: \$317  
 Valuated Price: \$494,000  
 Valuated PPSF: \$266

*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: 10  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

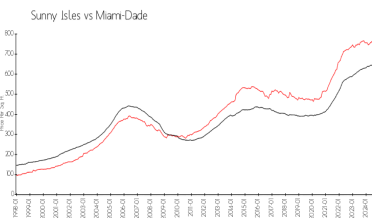
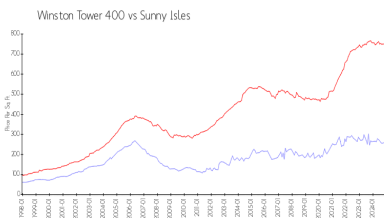
## Building Association Information

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: \$260/sq. ft.  
 Sunny Isles: \$742/sq. ft.  
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 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Winston Tower 400: 2%  
 Sunny Isles: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Winston Tower 400: 91 days  
 Sunny Isles: 116 days  
 Miami-Dade: 90 days

