

Unit 1604 - Winston Tower 100

1604 - 250 174 St, Sunny Isles, FL, Miami-Dade 33129

Unit Information

MLS Number: A11672889
 Status: Active
 Size: 1,890 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:
 List Price: \$799,000
 List PPSF: \$423
 Valuated Price: \$642,000
 Valuated PPSF: \$340

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: 408
 Number of active listings for rent: 6
 Number of active listings for sale: 20
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 4

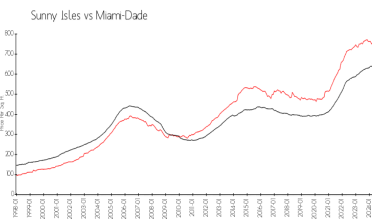
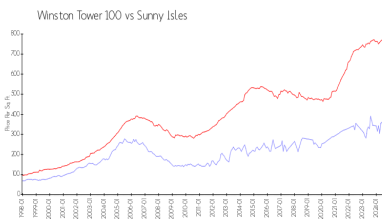
Building Association Information

Winston Tower 100 Condominium Association
 (305) 932-0850

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1503	1,287 sq ft	Nov 2024	\$390,000	\$303
1608	1,087 sq ft	Oct 2024	\$330,000	\$304
315	943 sq ft	Oct 2024	\$255,000	\$270
1012	1,087 sq ft	Sep 2024	\$365,000	\$336
917	1,544 sq ft	Sep 2024	\$405,000	\$262

Market Information



Winston Tower 100: \$309/sq. ft.
 Sunny Isles: \$757/sq. ft.

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

Inventory for Sale

Winston Tower 100: 5%
 Sunny Isles: 7%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Winston Tower 100: 106 days
 Sunny Isles: 113 days
 Miami-Dade: 87 days

