

# 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

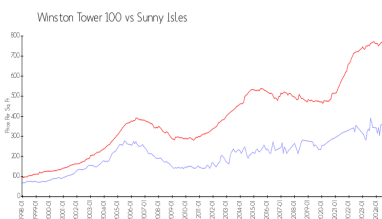
## Building Association Information

Winston Tower 100 Condominium Association  
 (305) 932-0850

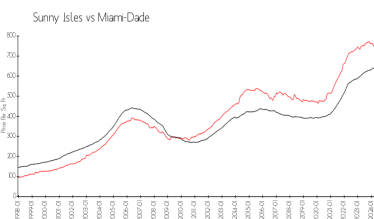
## Recent Sales

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.



Sunny Isles: \$757/sq. ft.  
 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

