

# Unit 1607 - Winston Tower 200

1607 - 251 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11688327
Status:	Active
Size:	943 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$370,777
List PPSF:	\$393
Valuated Price:	\$300,000
Valuated PPSF:	\$318

*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:	4
Number of active listings for sale:	17
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

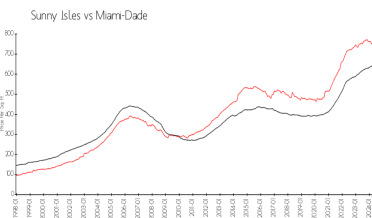
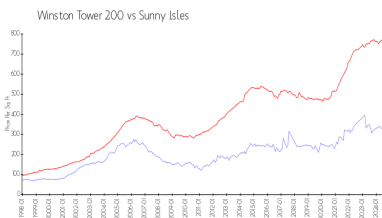
## Building Association Information

Winston Tower 200 Condominium Association  
(305) 932-0800

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
520	1,275 sq ft	Oct 2024	\$320,000	\$251
2010	595 sq ft	Aug 2024	\$160,000	\$269
1414	943 sq ft	Aug 2024	\$275,000	\$292
1808	1,087 sq ft	Jun 2024	\$360,000	\$331
2318	1,275 sq ft	Jun 2024	\$590,000	\$463

## Market Information



Winston Tower 200:	\$317/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Winston Tower 200	4%
Sunny Isles	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Winston Tower 200	58 days
Sunny Isles	113 days
Miami-Dade	87 days

