

# Unit 2407 - Winston Tower 500

2407 - 301 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11692248  
 Status: Active  
 Size: 1,233 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$430,000  
 List PPSF: \$349  
 Valuated Price: \$333,000  
 Valuated PPSF: \$270

*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: 1  
 Number of active listings for sale: 14  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

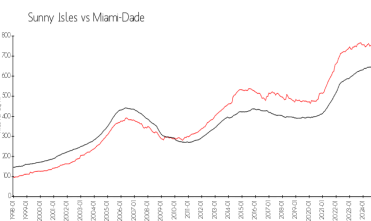
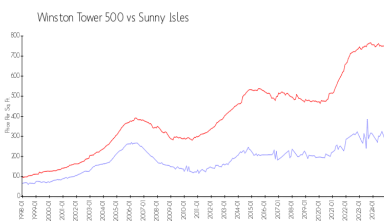
## Building Association Information

Winston Tower 500 Condominium Association  
 (305) 931-2628

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
610	1,233 sq ft	Jan 2025	\$325,000	\$264
2016	1,488 sq ft	Dec 2024	\$420,000	\$282
2412	1,856 sq ft	Dec 2024	\$580,000	\$313
1506	1,104 sq ft	Sep 2024	\$320,000	\$290
PH 2414	1,856 sq ft	Aug 2024	\$530,000	\$286
1502	1,488 sq ft	Aug 2024	\$425,000	\$286

## Market Information



Winston Tower 500: \$277/sq. ft.  
 Sunny Isles: \$742/sq. ft.  
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 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Winston Tower 500: 3%  
 Sunny Isles: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Winston Tower 500: 90 days  
 Sunny Isles: 116 days



