

# Unit M04 - Winston Tower 400

M04 - 231 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11692740
Status:	Active
Size:	1,856 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$429,000
List PPSF:	\$231
Valuated Price:	\$421,000
Valuated PPSF:	\$227

*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:	13
Building inventory for sale:	3%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

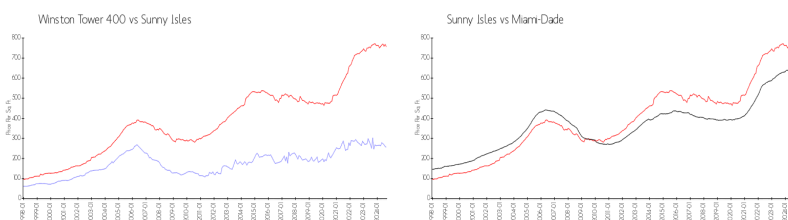
## Building Association Information

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:	\$255/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Winston Tower 400	3%
Sunny Isles	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Winston Tower 400	85 days
Sunny Isles	111 days
Miami-Dade	86 days

