

# Unit 1415 - Winston Tower 200

1415 - 251 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11695481  
 Status: Active  
 Size: 943 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Fee Simple Garage  
 View:  
 List Price: \$325,000  
 List PPSF: \$345  
 Valuated Price: \$294,000  
 Valuated PPSF: \$312

*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

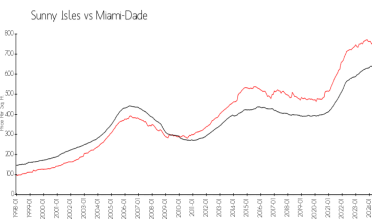
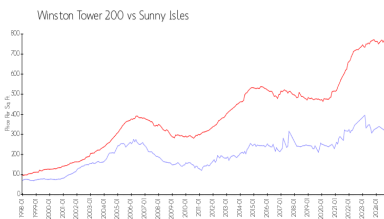
## Building Association Information

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.  
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 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

