

# Unit 303 - Winston Tower 300

303 - 230 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11696762  
 Status: Active  
 Size: 2,400 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$650,000  
 List PPSF: \$271  
 Valuated Price: \$707,000  
 Valuated PPSF: \$295

*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: 416  
 Number of active listings for rent: 3  
 Number of active listings for sale: 15  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

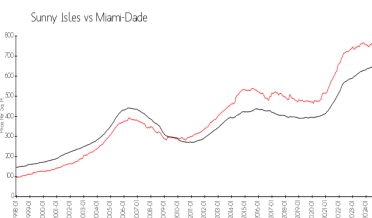
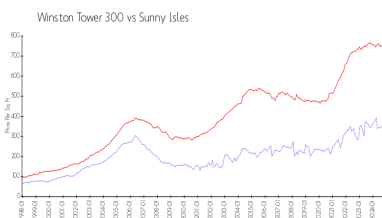
## Building Association Information

Winston Tower 300 Condominium Association  
 (305) 932-5290

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2001	1,286 sq ft	Nov 2024	\$450,000	\$350
315	1,286 sq ft	Oct 2024	\$410,000	\$319
2103	2,400 sq ft	Aug 2024	\$610,000	\$254
712	1,552 sq ft	Aug 2024	\$460,000	\$296
1212	1,552 sq ft	Jun 2024	\$535,000	\$345
1510	1,070 sq ft	Jun 2024	\$375,000	\$350

## Market Information



Winston Tower 300: \$316/sq. ft.      Sunny Isles: \$742/sq. ft.  
 Sunny Isles: \$742/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Winston Tower 300: 4%  
 Sunny Isles: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Winston Tower 300: 56 days  
 Sunny Isles: 116 days



Miami-Dade

90 days