

# Unit 404 - Winston Tower 700

404 - 290 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11712795
Status:	Pending
Size:	1,008 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$349,000
List PPSF:	\$346
Valuated Price:	\$302,000
Valuated PPSF:	\$245

*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:	390
Number of active listings for rent:	8
Number of active listings for sale:	7
Building inventory for sale:	1%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

## Building Association Information

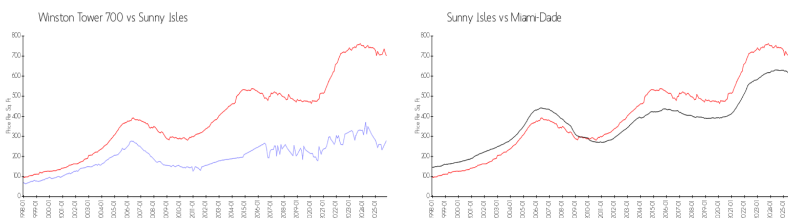
Winston Tower 700 Condominium Association  
(305) 931-5998 & (305) 935-0670 Â Â

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1410	1,396 sq ft	Dec 2025	\$390,000	\$279
316	896 sq ft	Jul 2025	\$250,000	\$279
710	2,014 sq ft	Jul 2025	\$410,000	\$204
419	1,775 sq ft	Jun 2025	\$570,000	\$321
2005	1,414 sq ft	May 2025	\$595,000	\$421
2309	1,775 sq ft	May 2025	\$815,000	\$459

## Market Information



Winston Tower 700:	\$279/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Winston Tower 700	2%
Sunny Isles	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Winston Tower 700	100 days
Sunny Isles	113 days
Miami-Dade	77 days