

# Unit 1703 - Winston Tower 600

1703 - 210 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | A11869228                              |
| Status:         | Active                                 |
| Size:           | 1,232 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |                                        |
| List Price:     | \$399,000                              |
| List PPSF:      | \$324                                  |
| Valuated Price: | \$393,000                              |
| Valuated PPSF:  | \$319                                  |

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:                         | 391 |
| Number of active listings for rent:      | 12  |
| Number of active listings for sale:      | 18  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 16  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 4   |

## Building Association Information

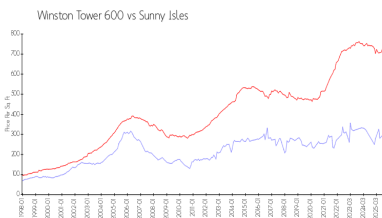
Winston Tower 600 Condominium Association  
(305) 932-4755

<https://>

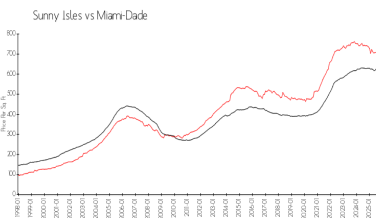
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1906   | 1,232 sq ft | Dec 2025     | \$350,000  | \$284 |
| 1617   | 1,507 sq ft | Dec 2025     | \$455,000  | \$302 |
| 702    | 1,507 sq ft | Dec 2025     | \$435,000  | \$289 |
| 1506   | 1,232 sq ft | Nov 2025     | \$385,000  | \$313 |
| 716    | 1,061 sq ft | Sep 2025     | \$320,000  | \$302 |
| 1215   | 762 sq ft   | Sep 2025     | \$180,000  | \$236 |

## Market Information



Winston Tower 600: \$312/sq. ft.  
Sunny Isles: \$702/sq. ft.



Sunny Isles: \$702/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

|                   |    |
|-------------------|----|
| Winston Tower 600 | 5% |
| Sunny Isles       | 6% |
| Miami-Dade        | 4% |

## Avg. Time to Close Over Last 12 Months



|                   |          |
|-------------------|----------|
| Winston Tower 600 | 110 days |
| Sunny Isles       | 113 days |
| Miami-Dade        | 77 days  |