

# Unit 708 - Winston Tower 200

708 - 251 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11877008                |
| Status:         | Active                   |
| Size:           | 1,087 Sq ft.             |
| Bedrooms:       | 2                        |
| Full Bathrooms: | 2                        |
| Half Bathrooms: | 0                        |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$350,000                |
| List PPSF:      | \$322                    |
| Valuated Price: | \$269,000                |
| Valuated PPSF:  | \$247                    |

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:      | 20  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 12  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

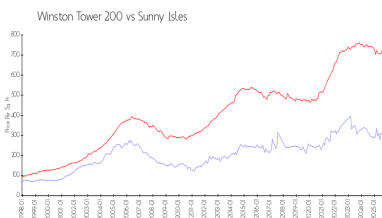
Winston Tower 200 Condominium Association  
(305) 932-0800

<https://>

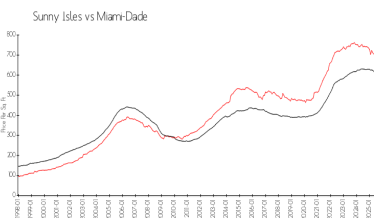
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1619   | 1,275 sq ft | Nov 2025     | \$378,000  | \$296 |
| 710    | 595 sq ft   | Oct 2025     | \$160,000  | \$269 |
| 2307   | 943 sq ft   | Oct 2025     | \$294,000  | \$312 |
| 911    | 1,087 sq ft | Aug 2025     | \$225,000  | \$207 |
| 1909   | 1,087 sq ft | Jul 2025     | \$350,000  | \$322 |

## Market Information



Winston Tower 200: \$270/sq. ft.  
Sunny Isles: \$702/sq. ft.



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

## Inventory for Sale

|                   |    |
|-------------------|----|
| Winston Tower 200 | 5% |
| Sunny Isles       | 6% |
| Miami-Dade        | 4% |

## Avg. Time to Close Over Last 12 Months

|                   |         |
|-------------------|---------|
| Winston Tower 200 | 92 days |
|-------------------|---------|



Sunny Isles  
Miami-Dade

113 days  
77 days