

# Unit 1410 - Winston Tower 100

1410 - 250 174 St, Sunny Isles, FL, Miami-Dade 33129

## Unit Information

MLS Number: F10445536  
 Status: Active  
 Size: 595 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Guest Parking, Space Rented  
 View: Intracoastal View, Ocean View, Other View  
 List Price: \$249,000  
 List PPSF: \$418  
 Valuated Price: \$219,000  
 Valuated PPSF: \$368

*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: 6  
 Number of active listings for sale: 17  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 6

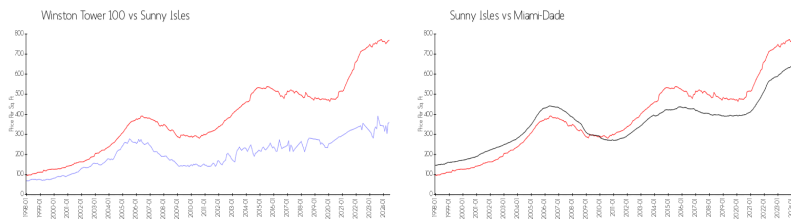
## Building Association Information

Winston Tower 100 Condominium Association  
 (305) 932-0850

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
817	1,544 sq ft	Jul 2024	\$470,000	\$304
304	1,890 sq ft	Jun 2024	\$650,000	\$344
408	1,087 sq ft	Jun 2024	\$270,000	\$248
1202	1,275 sq ft	Jun 2024	\$560,000	\$439
210	595 sq ft	May 2024	\$180,000	\$303
1720	1,275 sq ft	May 2024	\$472,000	\$370

## Market Information



Winston Tower 100: \$360/sq. ft.  
 Sunny Isles: \$769/sq. ft.  
 Sunny Isles: \$769/sq. ft.  
 Miami-Dade: \$704/sq. ft.

## Inventory for Sale

Winston Tower 100: 4%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Winston Tower 100  
Sunny Isles  
Miami-Dade

103 days  
116 days  
83 days