

Unit 1202 - Winston Tower 100

1202 - 250 174 St, Sunny Isles, FL, Miami-Dade 33129

Unit Information

MLS Number:	RX-10949571
Status:	Active
Size:	1,275 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	Bay,City,Pool
List Price:	\$595,000
List PPSF:	\$467
Valuated Price:	\$374,000
Valuated PPSF:	\$293

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:	22
Building inventory for sale:	5%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

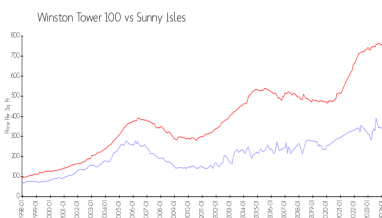
Building Association Information

Winston Tower 100 Condominium Association
(305) 932-0850

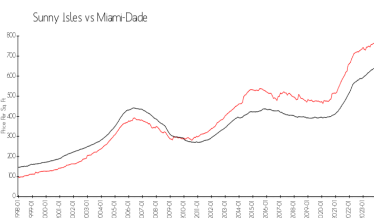
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1516	1,544 sq ft	Apr 2024	\$451,200	\$292
1111	1,087 sq ft	Apr 2024	\$360,000	\$331
2220	1,275 sq ft	Mar 2024	\$452,000	\$355
1616	1,544 sq ft	Mar 2024	\$50,000	\$32
1504	1,890 sq ft	Feb 2024	\$650,000	\$344

Market Information



Winston Tower 100: \$305/sq. ft.
Sunny Isles: \$746/sq. ft.

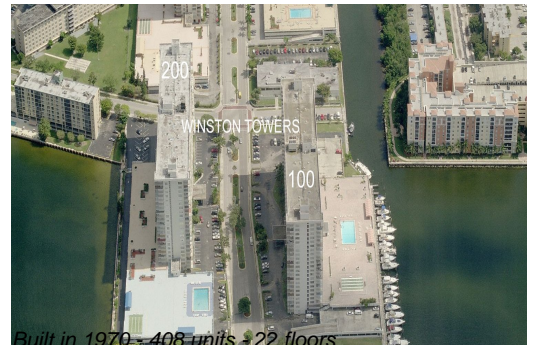


Sunny Isles: \$746/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Winston Tower 100	82 days
Sunny Isles	114 days
Miami-Dade	81 days