

# Unit 1611 - Winston Tower 200

1611 - 251 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	RX-11000186
Status:	Active
Size:	1,087 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Under Building
View:	City, Intracoastal, Ocean
List Price:	\$450,000
List PPSF:	\$414
Valuated Price:	\$376,000
Valuated PPSF:	\$346

*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:	12
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

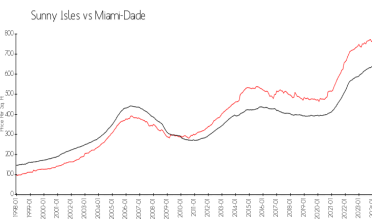
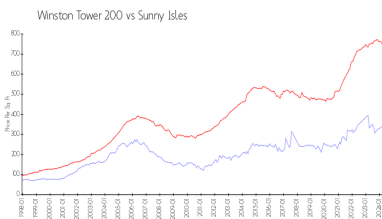
## Building Association Information

Winston Tower 200 Condominium Association  
(305) 932-0800

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1808	1,087 sq ft	Jun 2024	\$360,000	\$331
2318	1,275 sq ft	Jun 2024	\$590,000	\$463
615	943 sq ft	Apr 2024	\$398,000	\$422
1810	595 sq ft	Apr 2024	\$206,000	\$346
1101	975 sq ft	Mar 2024	\$292,000	\$299

## Market Information

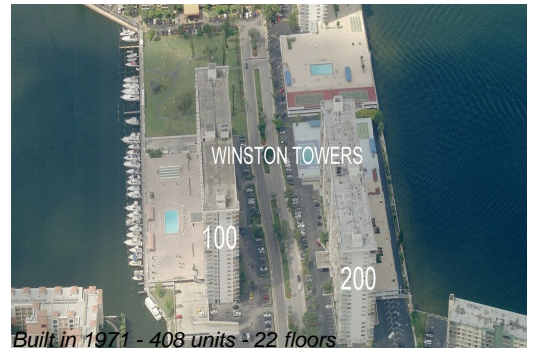


Winston Tower 200:	\$345/sq. ft.	Sunny Isles:	\$769/sq. ft.
Sunny Isles:	\$769/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Winston Tower 200	3%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Winston Tower 200  
Sunny Isles  
Miami-Dade

42 days  
117 days  
83 days