

# Unit 2012 - Winston Tower 300

2012 - 230 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: T3501153  
 Status: ACTIVE  
 Size: 1,552 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$750,000  
 List PPSF: \$483  
 Valuated Price: \$671,000  
 Valuated PPSF: \$432

*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: 416  
 Number of active listings for rent: 3  
 Number of active listings for sale: 9  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

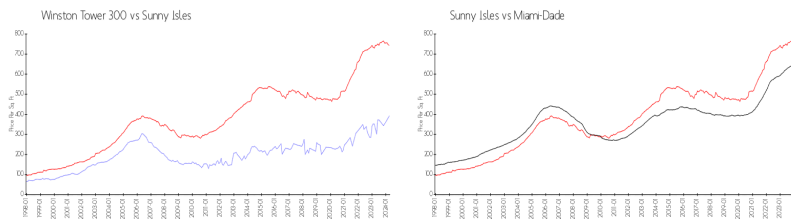
## Building Association Information

Winston Tower 300 Condominium Association  
 (305) 932-5290

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 2205   | 938 sq ft   | Apr 2024     | \$395,000  | \$421 |
| M19    | 1,525 sq ft | Jan 2024     | \$345,000  | \$226 |
| 620    | 1,286 sq ft | Nov 2023     | \$405,000  | \$315 |
| 1005   | 938 sq ft   | Jul 2023     | \$387,777  | \$413 |
| 1107   | 1,070 sq ft | Jul 2023     | \$440,000  | \$411 |
| 2214   | 2,400 sq ft | Jul 2023     | \$660,000  | \$275 |

## Market Information



Winston Tower 300: \$392/sq. ft.  
 Sunny Isles: \$743/sq. ft.  
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 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Winston Tower 300: 2%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Winston Tower 300  
Sunny Isles  
Miami-Dade

91 days  
113 days  
81 days