

Unit 920 - Winston Tower 300

920 - 230 174 St, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11407563 |
| Status: | Active |
| Size: | 1,286 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Space Rented |
| View: | |
| List Price: | \$499,000 |
| List PPSF: | \$388 |
| Valuated Price: | \$476,000 |
| Valuated PPSF: | \$370 |

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: | 2 |

Building Association Information

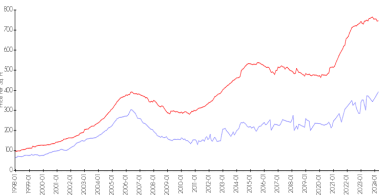
Winston Tower 300 Condominium Association
(305) 932-5290

Recent Sales

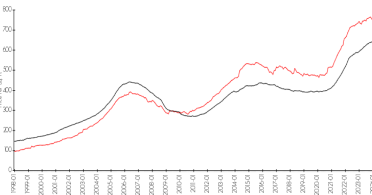
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1115 | 1,286 sq ft | May 2024 | \$420,000 | \$327 |
| 2205 | 938 sq ft | Apr 2024 | \$395,000 | \$421 |
| M19 | 1,525 sq ft | Jan 2024 | \$345,000 | \$226 |
| 620 | 1,286 sq ft | Nov 2023 | \$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 vs Sunny Isles



Sunny Isles vs Miami-Dade



Winston Tower 300: \$392/sq. ft.
Sunny Isles: \$746/sq. ft.

Sunny Isles: \$746/sq. ft.
Miami-Dade: \$694/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 | 82 days |
| Sunny Isles | 113 days |
| Miami-Dade | 81 days |