

# Unit 304 - Winston Tower 100

304 - 250 174 St, Sunny Isles, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11445421  
 Status: Active  
 Size: 1,890 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$699,999  
 List PPSF: \$370  
 Valuated Price: \$556,000  
 Valuated PPSF: \$294

*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: 21  
 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

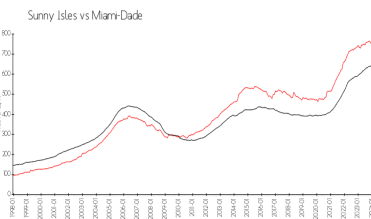
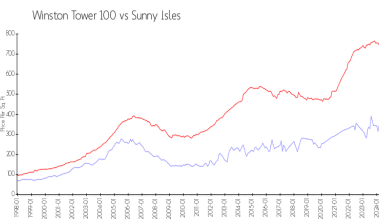
## Building Association Information

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

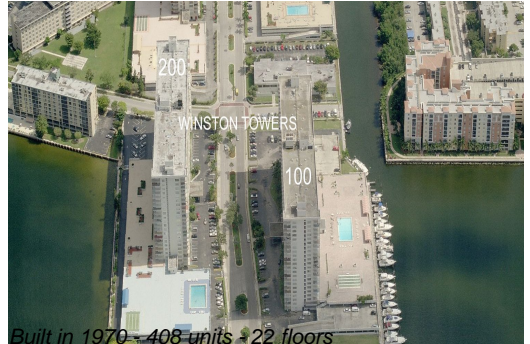


Winston Tower 100: \$305/sq. ft.      Sunny Isles: \$746/sq. ft.  
 Sunny Isles: \$746/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Winston Tower 100

Sunny Isles

Miami-Dade

82 days

113 days

81 days