

# Unit 2307 - Winston Tower 100

2307 - 250 174 St, Sunny Isles, FL, Miami-Dade 33129

## Unit Information

MLS Number:	A11509745
Status:	Active
Size:	943 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$399,000
List PPSF:	\$423
Valuated Price:	\$336,000
Valuated PPSF:	\$356

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

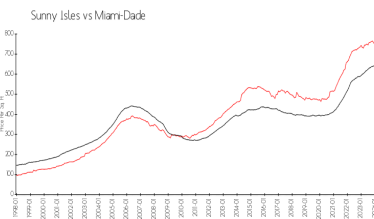
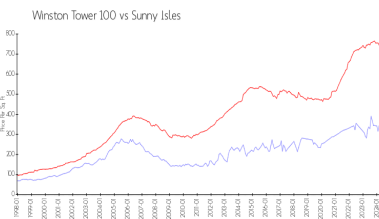
## Building Association Information

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