

# Unit 1209 - Winston Tower 600

1209 - 210 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11545968
Status:	Active
Size:	2,267 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$825,000
List PPSF:	\$364
Valuated Price:	\$738,000
Valuated PPSF:	\$326

*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:	391
Number of active listings for rent:	12
Number of active listings for sale:	7
Building inventory for sale:	1%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

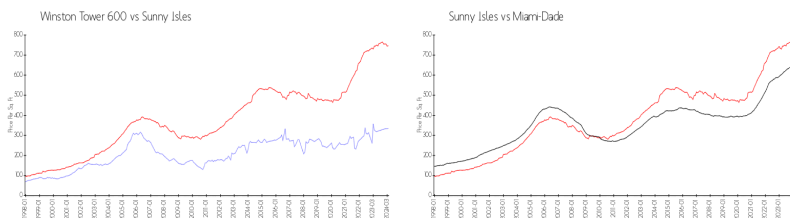
## Building Association Information

Winston Tower 600 Condominium Association  
(305) 932-4755

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
403	1,232 sq ft	Apr 2024	\$362,500	\$294
2112	1,507 sq ft	Apr 2024	\$445,000	\$295
706	1,232 sq ft	Jan 2024	\$385,000	\$313
2106	1,232 sq ft	Jan 2024	\$430,000	\$349
L11	1,294 sq ft	Dec 2023	\$375,000	\$290
2211	1,507 sq ft	Dec 2023	\$444,000	\$295

## Market Information



Winston Tower 600: \$335/sq. ft.  
Sunny Isles: \$746/sq. ft.

Sunny Isles: \$746/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Winston Tower 600	2%
Sunny Isles	5%
Miami-Dade	3%



## **Avg. Time to Close Over Last 12 Months**

Winston Tower 600	73 days
Sunny Isles	113 days
Miami-Dade	81 days