

# Unit 401 - Winston Tower 500

401 - 301 174 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11581865  
 Status: Active  
 Size: 1,488 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$530,000  
 List PPSF: \$356  
 Valuated Price: \$342,000  
 Valuated PPSF: \$230

*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: 420  
 Number of active listings for rent: 1  
 Number of active listings for sale: 14  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

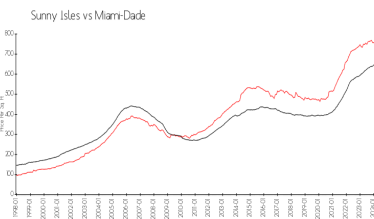
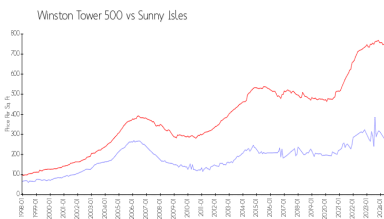
## Building Association Information

Winston Tower 500 Condominium Association  
 (305) 931-2628

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2019	1,856 sq ft	May 2024	\$555,000	\$299
501	1,488 sq ft	Apr 2024	\$515,000	\$346
1402	1,488 sq ft	Feb 2024	\$586,000	\$394
1214	1,830 sq ft	Dec 2023	\$525,000	\$287
415	1,488 sq ft	Dec 2023	\$340,000	\$228

## Market Information



Winston Tower 500: \$271/sq. ft.      Sunny Isles: \$743/sq. ft.  
 Sunny Isles: \$743/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Winston Tower 500: 3%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Winston Tower 500

117 days

Sunny Isles

115 days

Miami-Dade

81 days