

Unit 103 - Plaza of the Americas 1

103 - 16909 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11572739
 Status: Active
 Size: 767 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$325,000
 List PPSF: \$424
 Valuated Price: \$294,000
 Valuated PPSF: \$383

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.

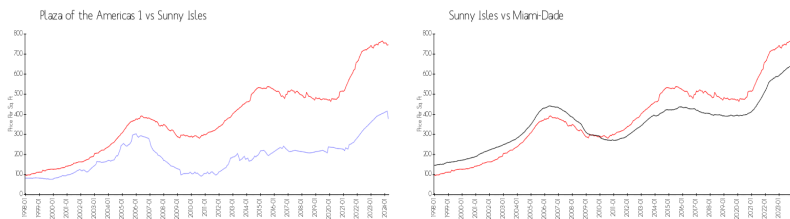
Building Information

Number of units: 190
 Number of active listings for rent: 9
 Number of active listings for sale: 9
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	640 sq ft	Mar 2024	\$250,000	\$391
710	894 sq ft	Jun 2023	\$340,000	\$380

Market Information



Plaza of the Americas 1:	\$377/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Plaza of the Americas 1: 5%
 Sunny Isles: 5%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Plaza of the Americas 1: 46 days
 Sunny Isles: 113 days
 Miami-Dade: 81 days

