

Unit 610 - Plaza of the Americas 1

610 - 16909 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|------------|
| MLS Number: | A11328189 |
| Status: | Active |
| Size: | 894 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$468,000 |
| List PPSF: | \$523 |
| Valuated Price: | \$325,000 |
| Valuated PPSF: | \$364 |

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.

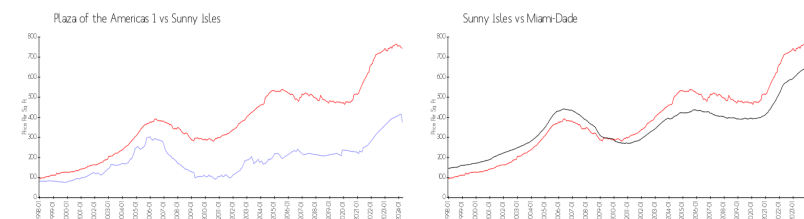
Building Information

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|--|-----|
| Number of units: | 190 |
| Number of active listings for rent: | 9 |
| Number of active listings for sale: | 7 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 3 |
| 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 |
| 702 | 767 sq ft | May 2023 | \$305,000 | \$398 |

Market Information



| | | | |
|--------------------------|---------------|--------------|---------------|
| Plaza of the Americas 1: | \$376/sq. ft. | Sunny Isles: | \$743/sq. ft. |
| Sunny Isles: | \$743/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|-------------------------|----|
| Plaza of the Americas 1 | 4% |
| Sunny Isles | 5% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------|----------|
| Plaza of the Americas 1 | 31 days |
| Sunny Isles | 114 days |
| Miami-Dade | 81 days |

