

Unit 611 - Plaza of the Americas 1

611 - 16909 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11478510
Status:	Active
Size:	894 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$349,400
List PPSF:	\$391
Valuated Price:	\$343,000
Valuated PPSF:	\$384

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.

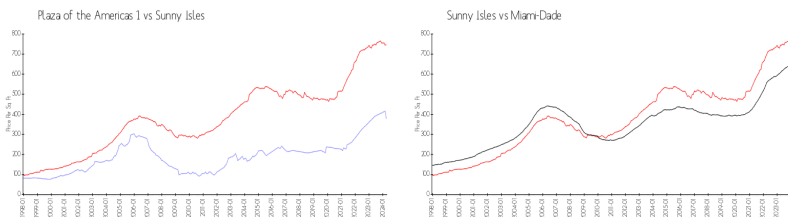
Building Information

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	114 days
Miami-Dade	81 days

