

Unit 115 - Plaza of the Americas 2

115 - 16919 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11517479
 Status: Active
 Size: 767 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking, Guest Parking

View:
 List Price: \$299,000
 List PPSF: \$390
 Valuated Price: \$259,000
 Valuated PPSF: \$338

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.

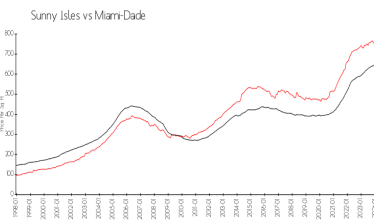
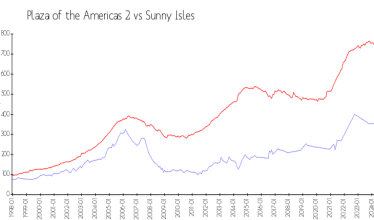
Building Information

Number of units: 190
 Number of active listings for rent: 4
 Number of active listings for sale: 5
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
818-2	767 sq ft	Oct 2023	\$290,000	\$378
301	894 sq ft	Oct 2023	\$320,000	\$358
108	767 sq ft	May 2023	\$349,000	\$455

Market Information



Plaza of the Americas 2:	\$355/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Plaza of the Americas 2: 3%
 Sunny Isles: 5%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Plaza of the Americas 2: 43 days
 Sunny Isles: 113 days
 Miami-Dade: 81 days

