

# Unit 605 - Plaza of the Americas 2

605 - 16919 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11534713
Status:	Active
Size:	640 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$340,000
List PPSF:	\$531
Valuated Price:	\$227,000
Valuated PPSF:	\$355

*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.*

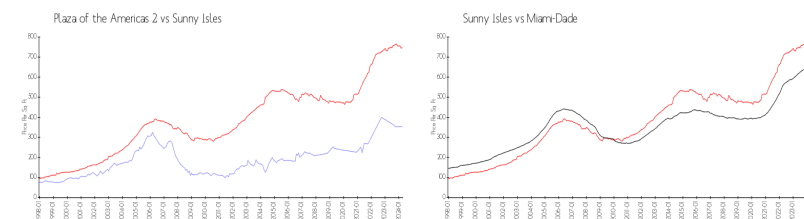
## Building Information

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

## Market Information



Plaza of the Americas 2:	\$355/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/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	62 days
Sunny Isles	113 days
Miami-Dade	81 days

