

# Unit 116 - Plaza of the Americas 1

116 - 16909 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11545245  
 Status: Active  
 Size: 988 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking  
 View:  
 List Price: \$385,000  
 List PPSF: \$390  
 Valuated Price: \$360,000  
 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.*

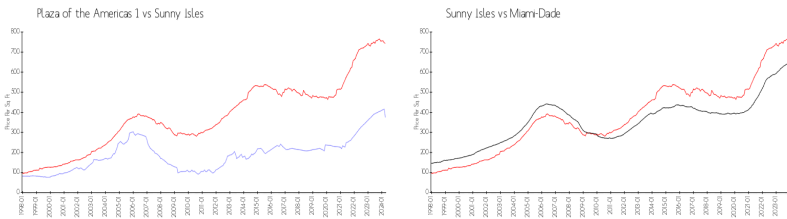
## Building Information

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: 113 days  
 Miami-Dade: 81 days

