

# Unit 701 - Plaza of the Americas 4

701 - 17021 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11548095
Status:	Active
Size:	894 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Covered Parking
View:	
List Price:	\$350,000
List PPSF:	\$391
Valuated Price:	\$318,000
Valuated PPSF:	\$356

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.

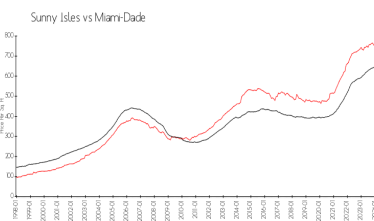
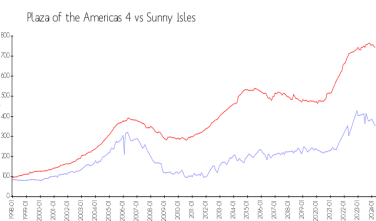
## Building Information

Number of units:	280
Number of active listings for rent:	22
Number of active listings for sale:	16
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
703	1,031 sq ft	Jan 2024	\$350,000	\$339
418	767 sq ft	Jan 2024	\$290,000	\$378
428	767 sq ft	Oct 2023	\$282,500	\$368
220	894 sq ft	Aug 2023	\$355,000	\$397
819	988 sq ft	Jul 2023	\$379,000	\$384

## Market Information



Plaza of the Americas 4:	\$352/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Plaza of the Americas 4	6%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Plaza of the Americas 4	82 days
Sunny Isles	113 days
Miami-Dade	81 days

