

# Unit 627 - Plaza of the Americas 4

627 - 17021 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11551008  |
| Status:         | Active   |
| Size:           | 767 Sq ft.   |
| Bedrooms:       | 1  |
| Full Bathrooms: | 1  |
| Half Bathrooms: | 1  |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking,Other Parking |
| View:           |  |
| List Price:     | \$299,999  |
| List PPSF:      | \$391  |
| Valuated Price: | \$271,000  |
| Valuated PPSF:  | \$353  |

*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.*

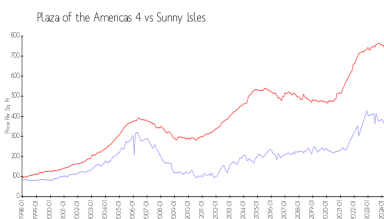
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 280 |
| Number of active listings for rent:      | 22  |
| Number of active listings for sale:      | 15  |
| 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   |

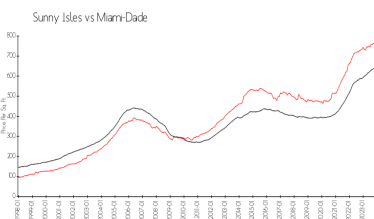
## Recent Sales

| 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: \$746/sq. ft.



Sunny Isles: \$746/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

|                         |          |
|-------------------------|----------|
| Plaza of the Americas 4 | 77 days  |
| Sunny Isles             | 114 days |
| Miami-Dade              | 81 days  |

