

Unit 427 - Plaza of the Americas 4

427 - 17021 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11556095
 Status: Active Under Contract
 Size: 767 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking
 View:
 List Price: \$245,000
 List PPSF: \$319
 Valuated Price: \$265,000
 Valuated PPSF: \$346

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.

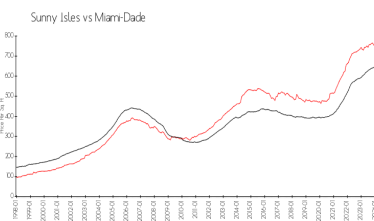
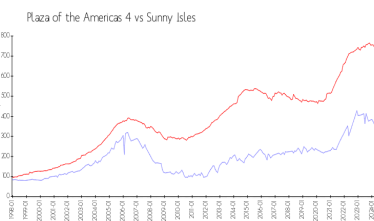
Building Information

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

