

# Unit 419 - Plaza of the Americas 3

419 - 17011 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11557012  
 Status: Active  
 Size: 894 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking  
 View:  
 List Price: \$315,000  
 List PPSF: \$352  
 Valuated Price: \$333,000  
 Valuated PPSF: \$372

*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.*

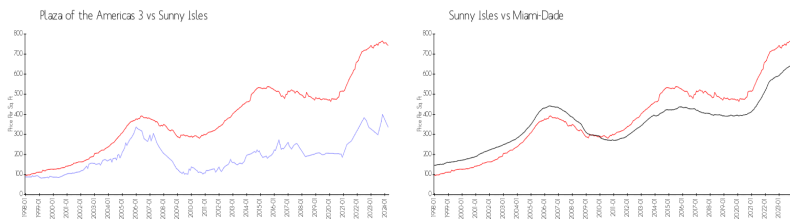
## Building Information

Number of units: 171  
 Number of active listings for rent: 5  
 Number of active listings for sale: 8  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
109	894 sq ft	Nov 2023	\$351,000	\$393
107	1,230 sq ft	Jul 2023	\$361,000	\$293

## Market Information



Plaza of the Americas 3:	\$335/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Plaza of the Americas 3: 87 days  
 Sunny Isles: 113 days  
 Miami-Dade: 81 days

