

# Unit 205 - Plaza of the Americas 4

205 - 17021 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11564787  
 Status: Active  
 Size: 894 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 2 Or More Spaces  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$399,900  
 List PPSF: \$447  
 Valuated Price: \$303,000  
 Valuated PPSF: \$339

*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.*

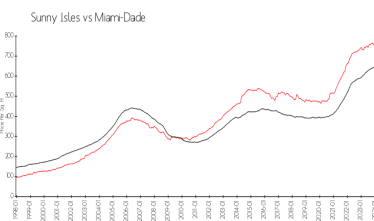
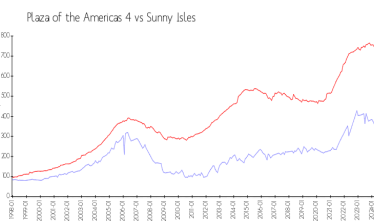
## Building Information

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

