

Unit 621 - Plaza of the Americas 1

621 - 16909 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11565843
 Status: Active
 Size: 894 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking
 View:
 List Price: \$379,000
 List PPSF: \$424
 Valuated Price: \$342,000
 Valuated PPSF: \$383

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.

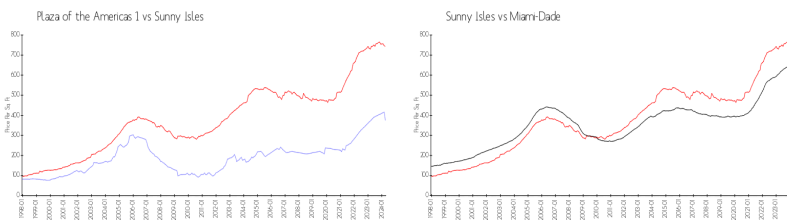
Building Information

Number of units: 190
 Number of active listings for rent: 9
 Number of active listings for sale: 7
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	640 sq ft	Mar 2024	\$250,000	\$391
710	894 sq ft	Jun 2023	\$340,000	\$380
702	767 sq ft	May 2023	\$305,000	\$398

Market Information



Plaza of the Americas 1:	\$376/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Plaza of the Americas 1: 4%
 Sunny Isles: 5%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Plaza of the Americas 1: 31 days
 Sunny Isles: 113 days
 Miami-Dade: 81 days

