

Unit 428 - Plaza of the Americas 4

428 - 17021 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11567049
 Status: Active
 Size: 767 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking
 View:
 List Price: \$365,000
 List PPSF: \$476
 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.

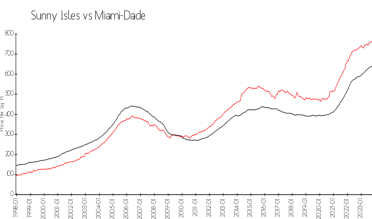
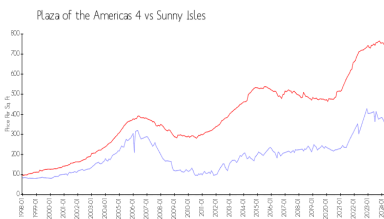
Building Information

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

