

Unit 307 - Plaza of the Americas 3

307 - 17011 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11577733
 Status: Active
 Size: 1,230 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$520,000
 List PPSF: \$423
 Valuated Price: \$437,000
 Valuated PPSF: \$355

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.

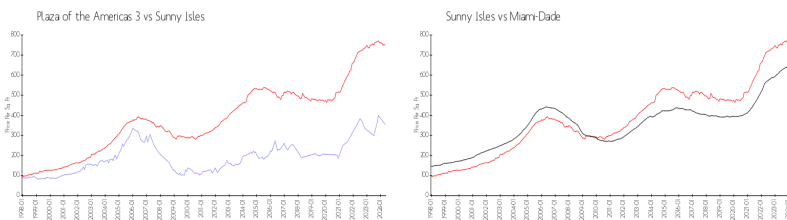
Building Information

Number of units: 171
 Number of active listings for rent: 5
 Number of active listings for sale: 7
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 0
 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:	\$354/sq. ft.	Sunny Isles:	\$748/sq. ft.
Sunny Isles:	\$748/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Plaza of the Americas 3: 87 days
 Sunny Isles: 116 days
 Miami-Dade: 82 days

