

# Unit 310 - Plaza of the Americas 1

310 - 16909 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11580607  
 Status: Active  
 Size: 894 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$356,000  
 List PPSF: \$398  
 Valuated Price: \$289,000  
 Valuated PPSF: \$323

*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.*

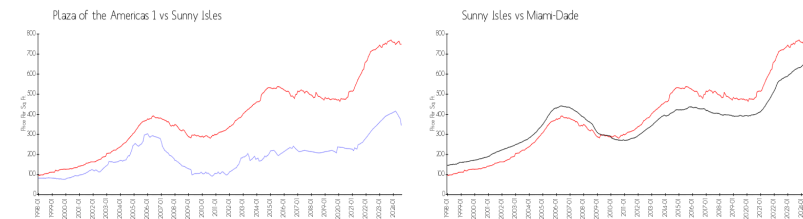
## Building Information

Number of units: 190  
 Number of active listings for rent: 9  
 Number of active listings for sale: 10  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
611	894 sq ft	Sep 2024	\$335,000	\$375
116	988 sq ft	Aug 2024	\$330,000	\$334
608	767 sq ft	Jun 2024	\$250,000	\$326
305	640 sq ft	Mar 2024	\$250,000	\$391

## Market Information



Plaza of the Americas 1:	\$345/sq. ft.	Sunny Isles:	\$749/sq. ft.
Sunny Isles:	\$749/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Plaza of the Americas 1: 5%  
 Sunny Isles: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Plaza of the Americas 1: 117 days  
 Sunny Isles: 116 days  
 Miami-Dade: 85 days

