

# Unit 305 - Plaza of the Americas 1

305 - 16909 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

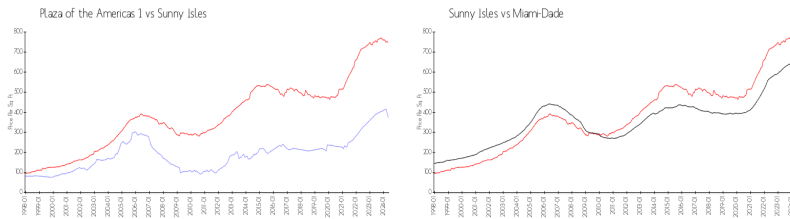
MLS Number: A11583897  
 Status: Active  
 Size: 640 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View:  
 Rental Price: \$2,000  
 List PPSF: \$3  
 Valuated Price: \$224,000  
 Valuated PPSF: \$350

*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: 9  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Market Information



Plaza of the Americas 1:	\$373/sq. ft.	Sunny Isles:	\$748/sq. ft.
Sunny Isles:	\$748/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Plaza of the Americas 1: 65 days  
 Sunny Isles: 113 days  
 Miami-Dade: 81 days

