

# Unit 307 - Plaza of the Americas 4

307 - 17021 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11614398  
 Status: Active  
 Size: 1,031 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$480,000  
 List PPSF: \$466  
 Valuated Price: \$372,000  
 Valuated PPSF: \$361

*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.*

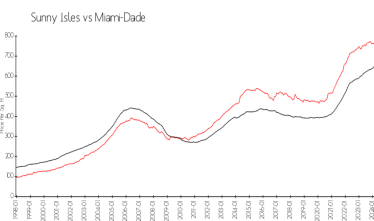
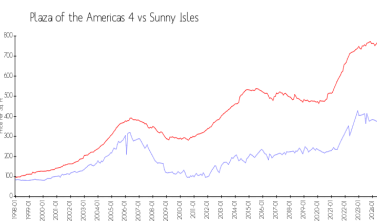
## Building Information

Number of units: 280  
 Number of active listings for rent: 22  
 Number of active listings for sale: 10  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	894 sq ft	Jul 2024	\$370,000	\$414
516	767 sq ft	May 2024	\$222,000	\$289
922	767 sq ft	May 2024	\$270,000	\$352
703	1,031 sq ft	Jan 2024	\$350,000	\$339
418	767 sq ft	Jan 2024	\$290,000	\$378

## Market Information



Plaza of the Americas 4:	\$372/sq. ft.	Sunny Isles:	\$769/sq. ft.
Sunny Isles:	\$769/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Plaza of the Americas 4: 87 days  
 Sunny Isles: 117 days  
 Miami-Dade: 83 days

