

Unit 407 - Plaza of the Americas 3

407 - 17011 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11619496
 Status: Active
 Size: 1,230 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Additional Spaces Available,Covered Parking,Guest Parking

View:
 List Price: \$439,000
 List PPSF: \$357
 Valuated Price: \$422,000
 Valuated PPSF: \$343

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.

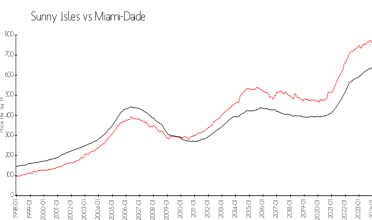
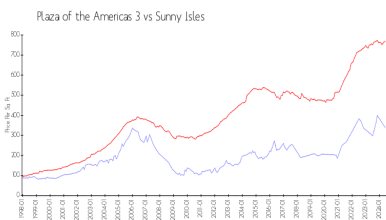
Building Information

Number of units: 171
 Number of active listings for rent: 5
 Number of active listings for sale: 6
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
419	894 sq ft	Jul 2024	\$275,000	\$308
109	894 sq ft	Nov 2023	\$351,000	\$393

Market Information



Plaza of the Americas 3:	\$338/sq. ft.	Sunny Isles:	\$769/sq. ft.
Sunny Isles:	\$769/sq. ft.	Miami-Dade:	\$704/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: 83 days

