

# Unit 316 - Plaza of the Americas 4

316 - 17021 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11628797  
 Status: Active  
 Size: 767 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$289,000  
 List PPSF: \$377  
 Valuated Price: \$259,000  
 Valuated PPSF: \$338

*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: 23  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

## Recent Sales

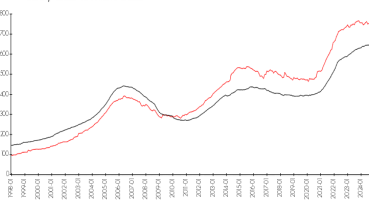
Unit #	Size	Closing Date	Sale Price	PPSF
510	767 sq ft	Jan 2025	\$248,000	\$323
801	894 sq ft	Jan 2025	\$328,000	\$367
206	1,230 sq ft	Dec 2024	\$370,000	\$301
307	1,031 sq ft	Nov 2024	\$450,000	\$436
427-4	767 sq ft	Aug 2024	\$230,000	\$300
906	1,230 sq ft	Aug 2024	\$410,000	\$333

## Market Information

Plaza of the Americas 4 vs Sunny Isles



Sunny Isles vs Miami-Dade



Plaza of the Americas 4:	\$348/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Plaza of the Americas 4: 8%  
 Sunny Isles: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Plaza of the Americas 4: 78 days  
 Sunny Isles: 116 days  
 Miami-Dade: 90 days

