

Unit 915 - Plaza of the Americas 4

915 - 17021 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11641300
Status:	Active
Size:	894 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$425,000
List PPSF:	\$475
Valuated Price:	\$301,000
Valuated PPSF:	\$337

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:	22
Building inventory for sale:	7%
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:	2

Recent Sales

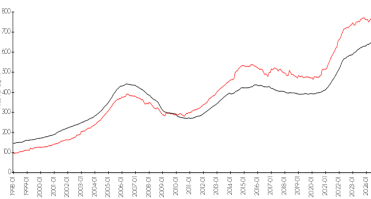
Unit #	Size	Closing Date	Sale Price	PPSF
307	1,031 sq ft	Nov 2024	\$450,000	\$436
427-4	767 sq ft	Aug 2024	\$230,000	\$300
906	1,230 sq ft	Aug 2024	\$410,000	\$333
205	894 sq ft	Jul 2024	\$370,000	\$414
516	767 sq ft	May 2024	\$222,000	\$289
922	767 sq ft	May 2024	\$270,000	\$352

Market Information

Plaza of the Americas 4 vs Sunny Isles



Sunny Isles vs Miami-Dade



Plaza of the Americas 4:	\$317/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Plaza of the Americas 4	73 days
Sunny Isles	111 days
Miami-Dade	86 days

