

Unit 127 - Plaza of the Americas 4

127 - 17021 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11647936
 Status: Active
 Size: 767 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Guest Parking
 View:
 List Price: \$310,000
 List PPSF: \$404
 Valuated Price: \$254,000
 Valuated PPSF: \$331

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: 9
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

Recent Sales

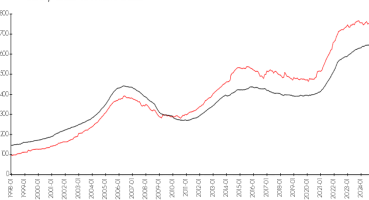
Unit #	Size	Closing Date	Sale Price	PPSF
510	767 sq ft	Jan 2025	\$248,000	\$323
801	894 sq ft	Jan 2025	\$328,000	\$367
206	1,230 sq ft	Dec 2024	\$370,000	\$301
307	1,031 sq ft	Nov 2024	\$450,000	\$436
427-4	767 sq ft	Aug 2024	\$230,000	\$300
906	1,230 sq ft	Aug 2024	\$410,000	\$333

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: 117 days
 Miami-Dade: 91 days

