

# Unit 901 - Plaza of the Americas 1

901 - 16909 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11665079  
 Status: Active  
 Size: 894 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking  
 View:  
 List Price: \$379,000  
 List PPSF: \$424  
 Valuated Price: \$329,000  
 Valuated PPSF: \$368

*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

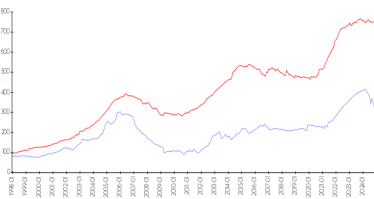
Number of units: 190  
 Number of active listings for rent: 9  
 Number of active listings for sale: 7  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Recent Sales

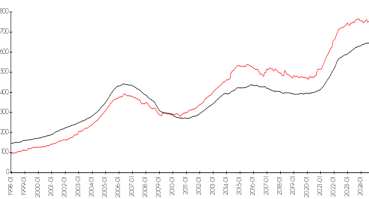
Unit #	Size	Closing Date	Sale Price	PPSF
621	894 sq ft	Dec 2024	\$325,000	\$364
504	767 sq ft	Nov 2024	\$265,000	\$346
611	894 sq ft	Sep 2024	\$335,000	\$375
116	988 sq ft	Aug 2024	\$330,000	\$334
608	767 sq ft	Jun 2024	\$250,000	\$326

## Market Information

Plaza of the Americas 1 vs Sunny Isles



Sunny Isles vs Miami-Dade



Plaza of the Americas 1:	\$370/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Plaza of the Americas 1: 4%  
 Sunny Isles: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Plaza of the Americas 1: 106 days  
 Sunny Isles: 117 days  
 Miami-Dade: 91 days

