

Unit 918 - Plaza of the Americas 4

918 - 17021 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11681382
 Status: Active
 Size: 767 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:
 List Price: \$306,000
 List PPSF: \$399
 Valuated Price: \$258,000
 Valuated PPSF: \$336

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.

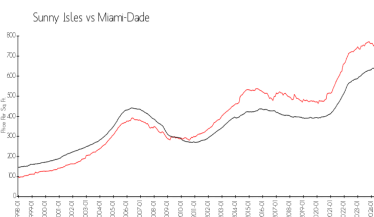
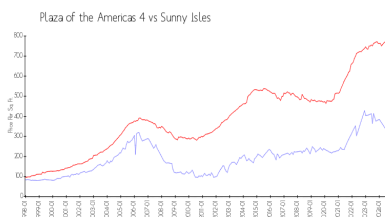
Building Information

Number of units: 280
 Number of active listings for rent: 22
 Number of active listings for sale: 21
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

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:	\$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: 113 days
 Miami-Dade: 87 days

