

# 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.*

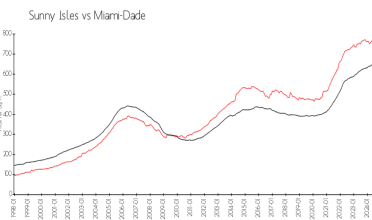
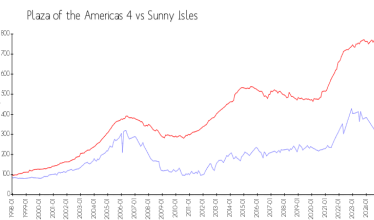
## Building Information

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

