

Unit 801 - Plaza of the Americas 3

801 - 17011 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11685392
 Status: Active
 Size: 894 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking
 View:
 List Price: \$399,000
 List PPSF: \$446
 Valuated Price: \$308,000
 Valuated PPSF: \$345

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

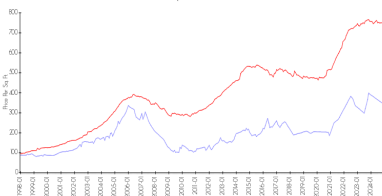
Number of units: 171
 Number of active listings for rent: 5
 Number of active listings for sale: 9
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Recent Sales

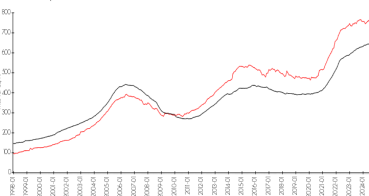
Unit #	Size	Closing Date	Sale Price	PPSF
308	894 sq ft	Dec 2024	\$310,000	\$347
419	894 sq ft	Jul 2024	\$275,000	\$308

Market Information

Plaza of the Americas 3 vs Sunny Isles



Sunny Isles vs Miami-Dade



Plaza of the Americas 3:	\$343/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Plaza of the Americas 3: 5%
 Sunny Isles: 7%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Plaza of the Americas 3: 61 days
 Sunny Isles: 116 days
 Miami-Dade: 90 days

