

Unit 920 - Plaza of the Americas 1

920 - 16909 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11689225
 Status: Pending
 Size: 767 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking
 View:
 List Price: \$150,000
 List PPSF: \$196
 Valuated Price: \$306,000
 Valuated PPSF: \$399

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

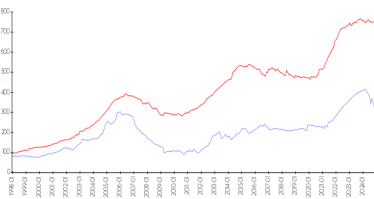
Number of units: 190
 Number of active listings for rent: 9
 Number of active listings for sale: 7
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

Recent Sales

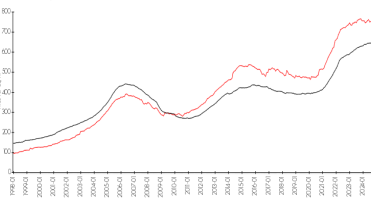
Unit #	Size	Closing Date	Sale Price	PPSF
621	894 sq ft	Dec 2024	\$325,000	\$364
504	767 sq ft	Nov 2024	\$265,000	\$346
611	894 sq ft	Sep 2024	\$335,000	\$375
116	988 sq ft	Aug 2024	\$330,000	\$334
608	767 sq ft	Jun 2024	\$250,000	\$326

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

