

# Unit 412 - Plaza of the Americas 4

412 - 17021 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11689427  
 Status: Active  
 Size: 767 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$275,000  
 List PPSF: \$359  
 Valuated Price: \$239,000  
 Valuated PPSF: \$312

*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: 22  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Recent Sales

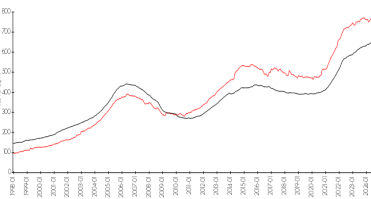
Unit #	Size	Closing Date	Sale Price	PPSF
307	1,031 sq ft	Nov 2024	\$450,000	\$436
427-4	767 sq ft	Aug 2024	\$230,000	\$300
906	1,230 sq ft	Aug 2024	\$410,000	\$333
205	894 sq ft	Jul 2024	\$370,000	\$414
516	767 sq ft	May 2024	\$222,000	\$289
922	767 sq ft	May 2024	\$270,000	\$352

## Market Information

Plaza of the Americas 4 vs Sunny Isles



Sunny Isles vs Miami-Dade



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: 111 days  
 Miami-Dade: 86 days

