

# Unit 718 - Plaza of the Americas 2

718 - 16919 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

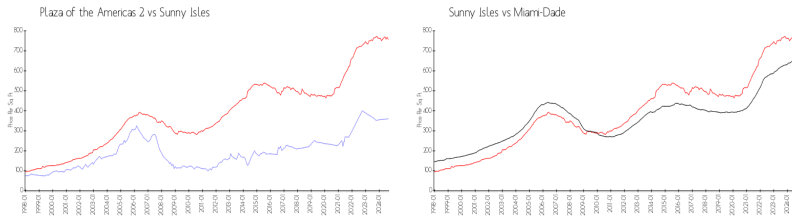
MLS Number: A11695282  
 Status: Active  
 Size: 767 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 2 Spaces,Assigned Parking,Guest Parking  
 View:  
 Rental Price: \$1,975  
 List PPSF: \$3  
 Valuated Price: \$308,000  
 Valuated PPSF: \$402

*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: 4  
 Number of active listings for sale: 8  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Market Information



|                          |               |              |               |
|--------------------------|---------------|--------------|---------------|
| Plaza of the Americas 2: | \$361/sq. ft. | Sunny Isles: | \$757/sq. ft. |
| Sunny Isles:             | \$757/sq. ft. | Miami-Dade:  | \$694/sq. ft. |

## Inventory for Sale

Plaza of the Americas 2: 4%  
 Sunny Isles: 7%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Plaza of the Americas 2: 58 days  
 Sunny Isles: 112 days  
 Miami-Dade: 86 days

