

Unit 805 - Plaza of the Americas 4

805 - 17021 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11727335
Status:	Active
Size:	894 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$399,000
List PPSF:	\$446
Valuated Price:	\$282,000
Valuated PPSF:	\$315

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.

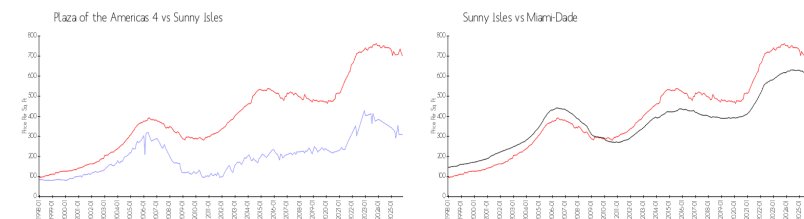
Building Information

Number of units:	280
Number of active listings for rent:	22
Number of active listings for sale:	19
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
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
124	988 sq ft	Oct 2025	\$245,000	\$248
207	1,031 sq ft	Aug 2025	\$307,000	\$298
220	894 sq ft	Jul 2025	\$340,000	\$380
609	988 sq ft	Jul 2025	\$310,000	\$314
814	894 sq ft	May 2025	\$236,600	\$265
627	767 sq ft	May 2025	\$249,999	\$326

Market Information



Plaza of the Americas 4:	\$309/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Plaza of the Americas 4	78 days
Sunny Isles	113 days
Miami-Dade	77 days

