

# Unit 322 - Plaza of the Americas 4

322 - 17021 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11778502  
 Status: Active  
 Size: 767 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:  
 List Price: \$229,000  
 List PPSF: \$299  
 Valuated Price: \$230,000  
 Valuated PPSF: \$300

*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.*

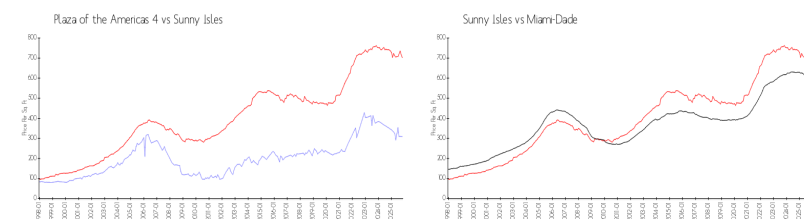
## Building Information

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: 76 days  
 Sunny Isles: 113 days  
 Miami-Dade: 77 days

