

Unit 617 - Plaza of the Americas 2

617 - 16919 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11803368
Status:	Active Under Contract
Size:	640 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$235,000
List PPSF:	\$367
Valuated Price:	\$189,000
Valuated PPSF:	\$295

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.

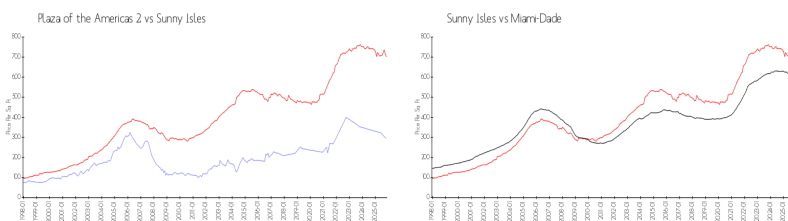
Building Information

Number of units:	190
Number of active listings for rent:	4
Number of active listings for sale:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204	767 sq ft	Nov 2025	\$210,000	\$274
505	640 sq ft	Jul 2025	\$200,000	\$313
312	767 sq ft	Jun 2025	\$240,000	\$313

Market Information



Plaza of the Americas 2:	\$294/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/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	73 days
Sunny Isles	113 days
Miami-Dade	77 days

