

# Unit 102 - Plaza of the Americas 2

102 - 16919 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

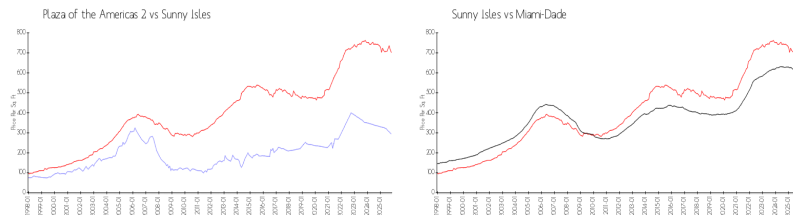
|                 |            |
|-----------------|------------|
| MLS Number:     | A11827604  |
| Status:         | Active     |
| Size:           | 767 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: | 1          |
| Parking Spaces: |            |
| View:           |            |
| Rental Price:   | \$1,925    |
| List PPSF:      | \$3        |
| Valuated Price: | \$215,000  |
| Valuated PPSF:  | \$280      |

*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   |

## 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              | 78 days  |

