

Unit 216 - Plaza of the Americas 3

216 - 17011 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11841612
Status:	Active
Size:	767 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$400,000
List PPSF:	\$522
Valuated Price:	\$254,000
Valuated PPSF:	\$331

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.

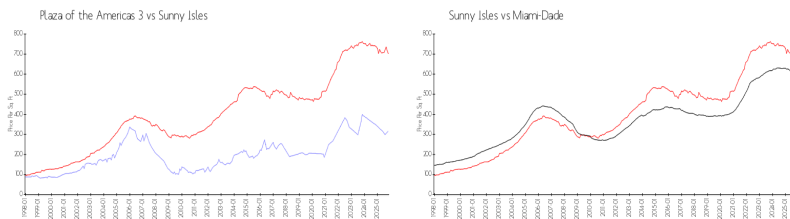
Building Information

Number of units:	171
Number of active listings for rent:	5
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	5
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
507	1,230 sq ft	Oct 2025	\$343,000	\$279
1019	894 sq ft	Aug 2025	\$315,000	\$352
712	767 sq ft	Jun 2025	\$240,000	\$313
1018	767 sq ft	Mar 2025	\$215,000	\$280
308	894 sq ft	Dec 2024	\$310,000	\$347

Market Information



Plaza of the Americas 3:	\$317/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Plaza of the Americas 3	3%
Sunny Isles	7%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Plaza of the Americas 3	78 days
Sunny Isles	113 days
Miami-Dade	77 days

