

Unit 206 - Plaza of the Americas 1

206 - 16909 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11845504
 Status: Active
 Size: 988 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Additional Spaces Available,Assigned Parking,Covered Parking
 View:
 List Price: \$520,000
 List PPSF: \$526
 Valuated Price: \$307,000
 Valuated PPSF: \$311

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.

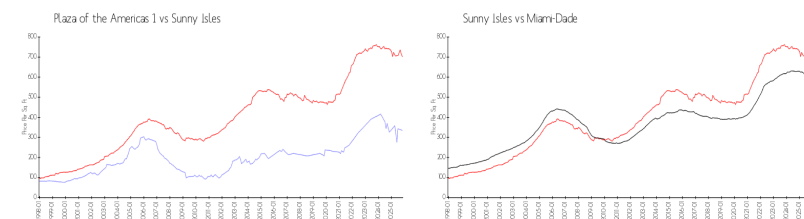
Building Information

Number of units: 190
 Number of active listings for rent: 9
 Number of active listings for sale: 6
 Building inventory for sale: 3%
 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
111	894 sq ft	Dec 2025	\$260,000	\$291
405	640 sq ft	Jul 2025	\$207,500	\$324
502	767 sq ft	Jun 2025	\$235,000	\$306
519	767 sq ft	May 2025	\$246,000	\$321
310	894 sq ft	Apr 2025	\$299,900	\$335

Market Information



Plaza of the Americas 1:	\$334/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Plaza of the Americas 1	3%
Sunny Isles	7%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Plaza of the Americas 1	76 days
Sunny Isles	113 days
Miami-Dade	77 days



Built in 1979 - 190 units - 10 floors