

# Unit 206 - Plaza of the Americas 2

206 - 16919 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | A11856951                              |
| Status:         | Active                                 |
| Size:           | 988 Sq ft.                             |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |                                        |
| List Price:     | \$310,000                              |
| List PPSF:      | \$314                                  |
| Valuated Price: | \$280,000                              |
| Valuated PPSF:  | \$283                                  |

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.

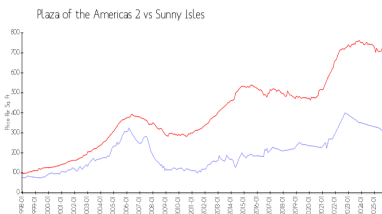
## Building Information

|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 190 |
| Number of active listings for rent:      | 4   |
| Number of active listings for sale:      | 6   |
| 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   |

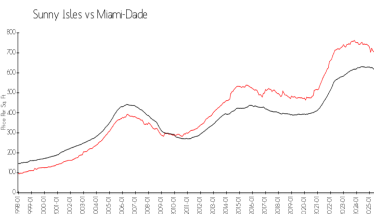
## Recent Sales

| 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 | 3% |
| Sunny Isles             | 6% |
| 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  |

