

Unit 603 - Plaza of the Americas 4

603 - 17021 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11871834
 Status: Active
 Size: 1,031 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking
 View:
 List Price: \$344,000
 List PPSF: \$334
 Valuated Price: \$319,000
 Valuated PPSF: \$309

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.

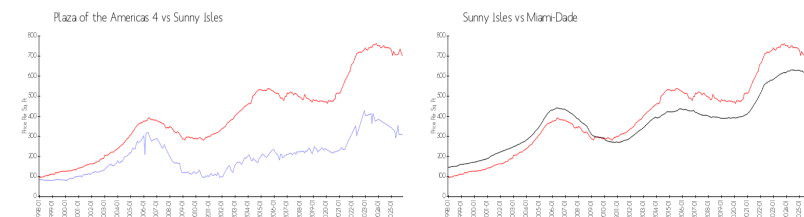
Building Information

Number of units: 280
 Number of active listings for rent: 22
 Number of active listings for sale: 18
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
124	988 sq ft	Oct 2025	\$245,000	\$248
207	1,031 sq ft	Aug 2025	\$307,000	\$298
220	894 sq ft	Jul 2025	\$340,000	\$380
609	988 sq ft	Jul 2025	\$310,000	\$314
814	894 sq ft	May 2025	\$236,600	\$265
627	767 sq ft	May 2025	\$249,999	\$326

Market Information



Plaza of the Americas 4:	\$309/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Plaza of the Americas 4: 6%
 Sunny Isles: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Plaza of the Americas 4: 78 days
 Sunny Isles: 113 days
 Miami-Dade: 77 days

