

# Unit 716 - Plaza of the Americas 1

716 - 16909 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11918661
Status:	Active
Size:	988 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$469,900
List PPSF:	\$476
Valuated Price:	\$350,000
Valuated PPSF:	\$354

*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.*

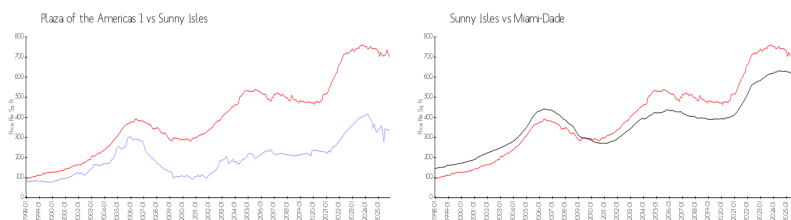
## Building Information

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	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

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

