

# Unit 306 - Plaza of the Americas 3

306 - 17011 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11522224
Status:	Active
Size:	1,031 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$410,000
List PPSF:	\$398
Valuated Price:	\$313,000
Valuated PPSF:	\$304

*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.*

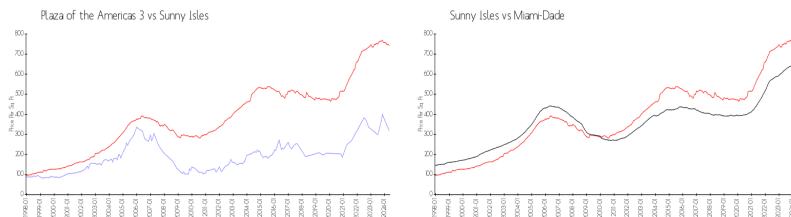
## Building Information

Number of units:	171
Number of active listings for rent:	5
Number of active listings for sale:	9
Building inventory for sale:	5%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
109	894 sq ft	Nov 2023	\$351,000	\$393
107	1,230 sq ft	Jul 2023	\$361,000	\$293

## Market Information



Plaza of the Americas 3:	\$317/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Plaza of the Americas 3	5%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Plaza of the Americas 3	87 days
Sunny Isles	115 days
Miami-Dade	81 days

