

# Unit 605 - Plaza of the Americas 2

605 - 16919 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11534713  
 Status: Active  
 Size: 640 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking  
 View:  
 List Price: \$340,000  
 List PPSF: \$531  
 Valuated Price: \$227,000  
 Valuated PPSF: \$355

*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.*

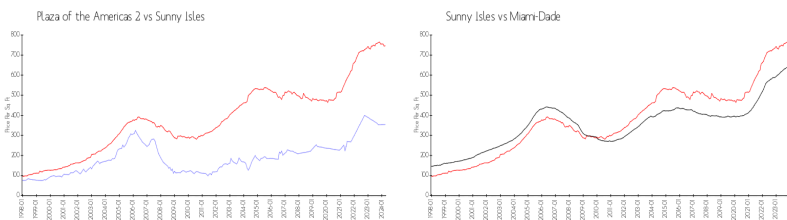
## Building Information

Number of units: 190  
 Number of active listings for rent: 4  
 Number of active listings for sale: 5  
 Building inventory for sale: 2%  
 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
818-2	767 sq ft	Oct 2023	\$290,000	\$378
301	894 sq ft	Oct 2023	\$320,000	\$358

## Market Information



Plaza of the Americas 2:	\$355/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Plaza of the Americas 2: 3%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Plaza of the Americas 2: 62 days  
 Sunny Isles: 113 days  
 Miami-Dade: 81 days

