

# Unit 608 - Plaza of the Americas 1

608 - 16909 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11569794  
 Status: Active  
 Size: 767 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available  
 View:  
 List Price: \$275,000  
 List PPSF: \$359  
 Valuated Price: \$279,000  
 Valuated PPSF: \$364

*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.*

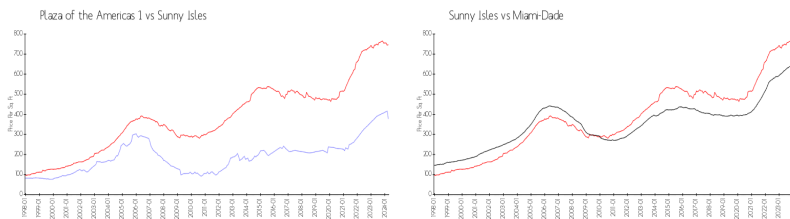
## Building Information

Number of units: 190  
 Number of active listings for rent: 9  
 Number of active listings for sale: 9  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	640 sq ft	Mar 2024	\$250,000	\$391
710	894 sq ft	Jun 2023	\$340,000	\$380

## Market Information



Plaza of the Americas 1:	\$377/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Plaza of the Americas 1	5%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Plaza of the Americas 1	46 days
Sunny Isles	113 days
Miami-Dade	81 days

