

# Unit 302 - Le Frontenac

302 - 17801 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11559959  
 Status: Active  
 Size: 1,330 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Covered Parking  
 View:  
 List Price: \$485,000  
 List PPSF: \$365  
 Valuated Price: \$461,000  
 Valuated PPSF: \$347

*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.*

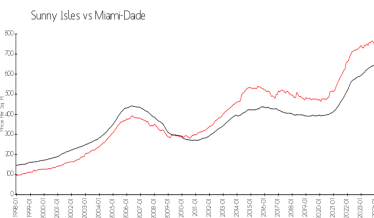
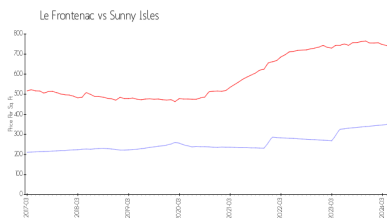
## Building Information

Number of units: 70  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 1  
 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
203	1,330 sq ft	May 2023	\$425,000	\$320

## Market Information



Le Frontenac:	\$350/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Le Frontenac: 1%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Le Frontenac: 14 days  
 Sunny Isles: 113 days  
 Miami-Dade: 81 days

