

# Unit 501 - Le Montcalm

501 - 18000 N Bay Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11716129
Status:	Active
Size:	1,090 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$415,000
List PPSF:	\$381
Valuated Price:	\$443,000
Valuated PPSF:	\$406

*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:	32
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	6%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

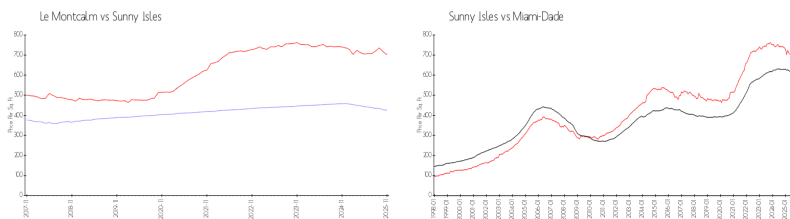
Le Montcalm Condo Association Inc  
Address: 18000 N Bay Rd,  
Sunny Isles Beach, FL 33160,  
Phone: +1 305-932-7832

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
602	1,090 sq ft	Sep 2025	\$550,000	\$505

## Market Information



Le Montcalm:	\$425/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Le Montcalm	6%
Sunny Isles	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Le Montcalm	195 days
Sunny Isles	113 days
Miami-Dade	77 days

