

# Unit 320 - Les Pelicans

320 - 18260 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11876718
Status:	Active
Size:	1,065 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$595,000
List PPSF:	\$559
Valuated Price:	\$520,000
Valuated PPSF:	\$488

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

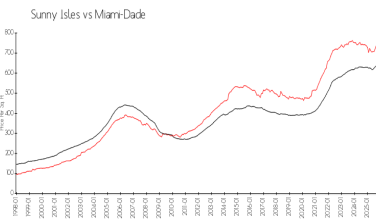
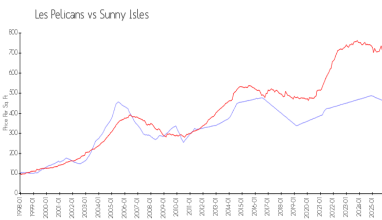
Number of units:	50
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	10%
Number of sales over the last 12 months:	0
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

Pelican Condo Association  
(305) 935-0073

https://

## Market Information



Les Pelicans:	\$462/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Les Pelicans	10%
Sunny Isles	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Les Pelicans	85 days
Sunny Isles	113 days
Miami-Dade	77 days

