

# Unit 505 - Le Frontenac

505 - 17801 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11883428  
 Status: Active  
 Size: 1,330 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$465,000  
 List PPSF: \$350  
 Valuated Price: \$420,000  
 Valuated PPSF: \$316

*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.*

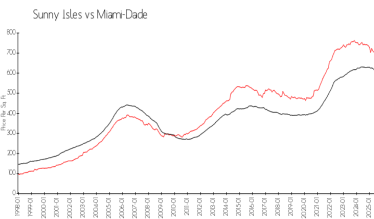
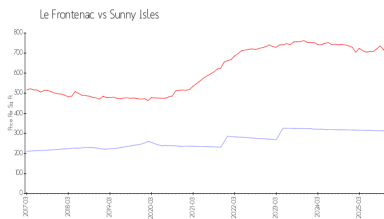
## Building Information

Number of units: 70  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 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: 1

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 301    | 2,054 sq ft | Dec 2025     | \$560,000  | \$273 |

## Market Information



Le Frontenac: \$313/sq. ft.  
 Sunny Isles: \$702/sq. ft.

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 Miami-Dade: \$668/sq. ft.

## Inventory for Sale

Le Frontenac: 3%  
 Sunny Isles: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Le Frontenac: 114 days  
 Sunny Isles: 113 days  
 Miami-Dade: 77 days

