

Unit 603 - Le Montcalm

603 - 18000 N Bay Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11926572
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$580,000
List PPSF:	\$527
Valuated Price:	\$497,000
Valuated PPSF:	\$452

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

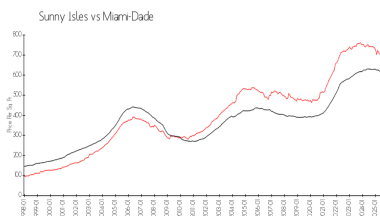
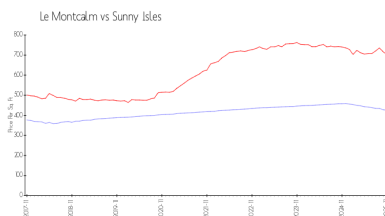
Le Montcalm Condo Association Inc
Address: 18000 N Bay Rd,
Sunny Isles Beach, FL 33160,
Phone: +1 305-932-7832

<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	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Le Montcalm	195 days
Sunny Isles	113 days



