

Unit 307 - Villaggio in the Grove Tower

307 - 2740 SW 28 Ter, Miami, FL, Miami-Dade 33133

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11560004 |
| Status: | Active |
| Size: | 705 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View: | |
| List Price: | \$419,000 |
| List PPSF: | \$594 |
| Valuated Price: | \$398,000 |
| Valuated PPSF: | \$565 |

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.

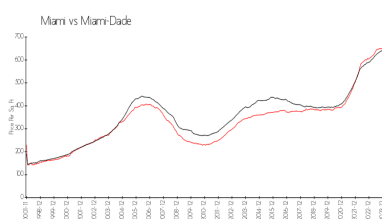
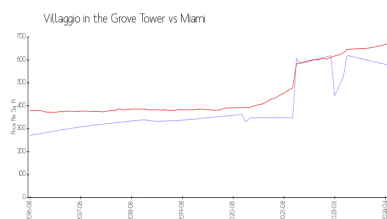
Building Information

| | |
|--|----|
| Number of units: | 58 |
| 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: | 2 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 0 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 507 | 705 sq ft | Feb 2024 | \$395,000 | \$560 |
| 204 | 605 sq ft | Jul 2023 | \$364,000 | \$602 |

Market Information



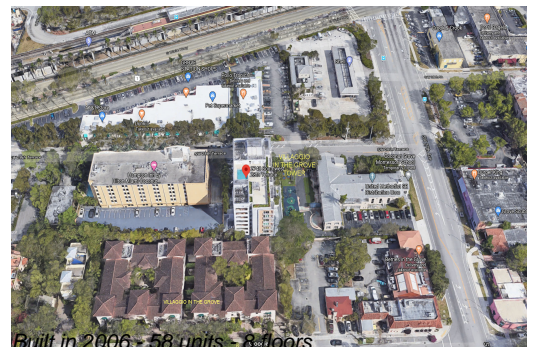
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|-------------------------------|---------------|-------------|---------------|
| Villaggio in the Grove Tower: | \$576/sq. ft. | Miami: | \$673/sq. ft. |
| Miami: | \$673/sq. ft. | Miami-Dade: | \$705/sq. ft. |

Inventory for Sale

| | |
|------------------------------|----|
| Villaggio in the Grove Tower | 2% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------------------|---------|
| Villaggio in the Grove Tower | 35 days |
| Miami | 83 days |
| Miami-Dade | 81 days |



Built in 2006 - 58 units - 8 floors