

# Unit 20AB - Two Park Grove

20AB - 2821 S Bayshore Dr, Miami, FL, Miami-Dade 33133

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11343323  |
| Status:         | Active   |
| Size:           | 6,500 Sq ft.   |
| Bedrooms:       | 5  |
| Full Bathrooms: | 5  |
| Half Bathrooms: | 2  |
| Parking Spaces: | 2 Or More Spaces,Assigned<br>Parking,Covered Parking |
| View:           |  |
| List Price:     | \$18,750,000   |
| List PPSF:      | \$2,885  |
| Valuated Price: | \$16,149,000   |
| Valuated PPSF:  | \$2,768  |



*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.*

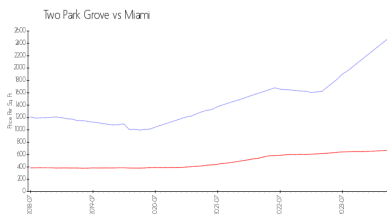
## Building Information

|  |    |
|--|----|
| Number of units:                         | 73 |
| 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: | 3  |
| Number of sales over the last 6 months:  | 0  |
| Number of sales over the last 3 months:  | 0  |

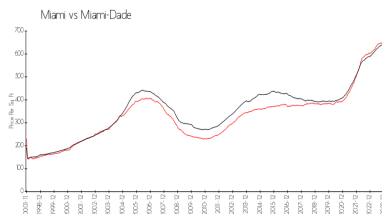
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price   | PPSF    |
|--------|-------------|--------------|--------------|---------|
| 4D     | 2,558 sq ft | Jul 2023     | \$3,450,000  | \$1,349 |
| UPH-A  | 6,927 sq ft | Jul 2023     | \$17,500,000 | \$2,526 |
| 7D     | 2,558 sq ft | Jul 2023     | \$3,975,000  | \$1,554 |

## Market Information



Two Park Grove: \$2493/sq. ft.  
Miami: \$669/sq. ft.



Miami: \$669/sq. ft.  
Miami-Dade: \$698/sq. ft.

## Inventory for Sale

|                |    |
|----------------|----|
| Two Park Grove | 3% |
| Miami          | 4% |
| Miami-Dade     | 3% |

## Avg. Time to Close Over Last 12 Months

|                |          |
|----------------|----------|
| Two Park Grove | 166 days |
| Miami          | 84 days  |
| Miami-Dade     | 81 days  |