

# Unit A-3252 - Grand

A-3252 - 1717 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11413478
Status:	Active
Size:	985 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$449,000
List PPSF:	\$456
Valuated Price:	\$384,000
Valuated PPSF:	\$390

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:	795
Number of active listings for rent:	30
Number of active listings for sale:	22
Building inventory for sale:	2%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

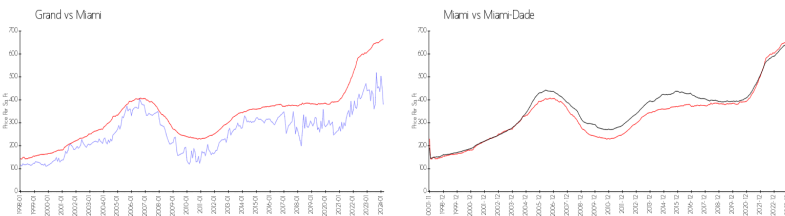
## Building Association Information

Grand Condominium Association, Inc.  
(305) 374-2822 & (305) 374-8006

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
A-3837	1,048 sq ft	Mar 2024	\$450,000	\$429
A-2445	1,138 sq ft	Mar 2024	\$410,000	\$360
A-1649	1,001 sq ft	Feb 2024	\$420,000	\$420
A1148	1,148 sq ft	Feb 2024	\$420,000	\$366
A-1632	1,382 sq ft	Jan 2024	\$790,000	\$572
A-2952	985 sq ft	Jan 2024	\$380,000	\$386
A-3334	1,717 sq ft	Jan 2024	\$950,000	\$553

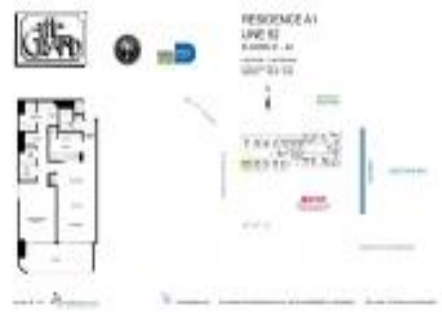
## Market Information



Grand:	\$379/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Grand	3%
Miami	4%
Miami-Dade	3%



## **Avg. Time to Close Over Last 12 Months**

Grand	99 days
Miami	84 days
Miami-Dade	81 days