

Unit 1408 - Grovenor House

1408 - 2627 S Bayshore Dr, Miami, FL, Miami-Dade 33133

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11465176 |
| Status: | Active |
| Size: | 1,595 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$2,475,000 |
| List PPSF: | \$1,552 |
| Valuated Price: | \$1,744,000 |
| Valuated PPSF: | \$1,093 |

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: | 166 |
| Number of active listings for rent: | 2 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 9 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 4 |

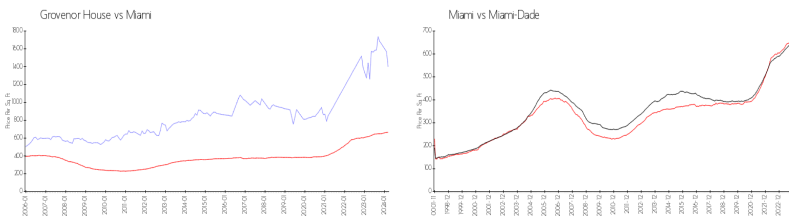
Building Association Information

Grovenor House Condominiums Association Inc
(305) 854-1223

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 1806 | 1,756 sq ft | Apr 2024 | \$2,500,000 | \$1,424 |
| 2306 | 1,756 sq ft | Mar 2024 | \$2,500,000 | \$1,424 |
| 2501 | 4,026 sq ft | Feb 2024 | \$5,750,000 | \$1,428 |
| 2605 | 1,756 sq ft | Feb 2024 | \$3,100,000 | \$1,765 |
| 1104 | 2,640 sq ft | Nov 2023 | \$4,350,000 | \$1,648 |

Market Information



| | | | |
|-----------------|----------------|-------------|---------------|
| Grovenor House: | \$1404/sq. ft. | Miami: | \$665/sq. ft. |
| Miami: | \$665/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

| | |
|----------------|----|
| Grovenor House | 4% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

Grovenor House
Miami
Miami-Dade

68 days
84 days
81 days