

# Unit 3001 - Grovenor House

3001 - 2627 S Bayshore Dr, Miami, FL, Miami-Dade 33133

## Unit Information

MLS Number: A11469152  
 Status: Active  
 Size: 6,920 Sq ft.  
 Bedrooms: 5  
 Full Bathrooms: 6  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:  
 List Price: \$12,950,000  
 List PPSF: \$1,871  
 Valuated Price: \$13,098,000  
 Valuated PPSF: \$1,893

*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

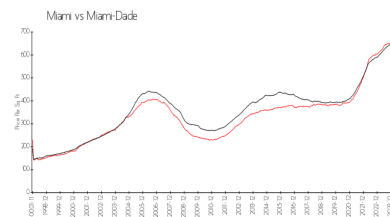
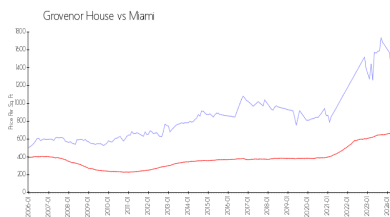
## Building Association Information

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-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