

# Unit 1601 - Club Residences at Park Grove

1601 - 2831 S Bayshore Dr, Miami, FL, Miami-Dade 33133

## Unit Information

MLS Number:	A11503230
Status:	Pending
Size:	1,281 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$2,150,000
List PPSF:	\$1,678
Valuated Price:	\$2,309,000
Valuated PPSF:	\$1,802

*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:	132
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

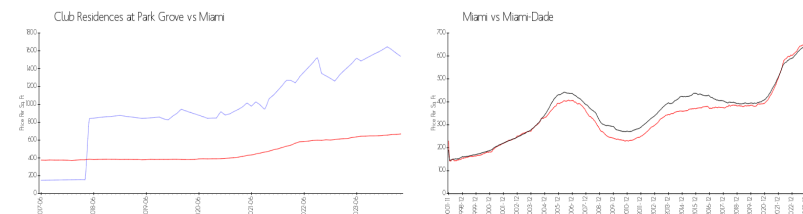
## Building Association Information

Club Residences at Park Grove  
Condominium Association Inc.  
Address: 2831 S Bayshore Dr,  
Coconut Grove, FL 33133  
Phone: +1 305-800-0303

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1606	1,369 sq ft	Feb 2024	\$2,350,000	\$1,717
1206	1,369 sq ft	Jan 2024	\$1,950,000	\$1,424
1502	1,046 sq ft	Dec 2023	\$2,150,000	\$2,055
2201	1,281 sq ft	Dec 2023	\$2,175,000	\$1,698
1204	1,059 sq ft	Nov 2023	\$1,345,000	\$1,270

## Market Information



Club Residences at Park Grove: \$1538/sq. ft.  
Miami: \$669/sq. ft.

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

## Inventory for Sale

Club Residences at Park Grove	2%
Miami	4%
Miami-Dade	3%



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

Club Residences at Park Grove	94 days
Miami	84 days
Miami-Dade	81 days