

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:	\$2,109,000
Valuated PPSF:	\$1,646

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