

# Unit A-2539 - Grand

A-2539 - 1717 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11507716  
 Status: Active  
 Size: 1,066 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$469,000  
 List PPSF: \$440  
 Valuated Price: \$388,000  
 Valuated PPSF: \$364

*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

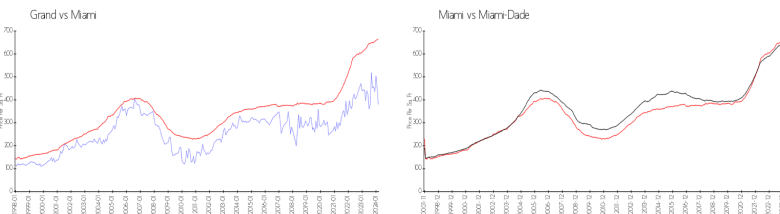
## Building Association Information

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