

# Unit A-2650 - Grand

A-2650 - 1717 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11513050
Status:	Active
Size:	1,602 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$750,000
List PPSF:	\$468
Valuated Price:	\$666,000
Valuated PPSF:	\$416

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:	3

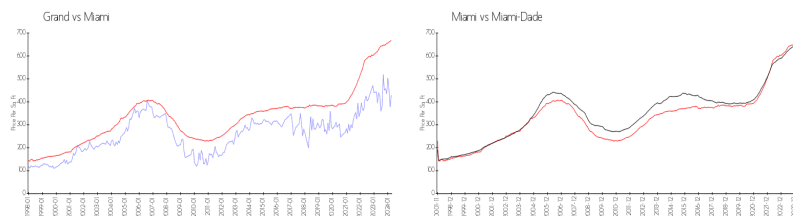
## Building Association Information

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:	\$429/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/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