

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: \$589,000
 Valuated PPSF: \$368

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

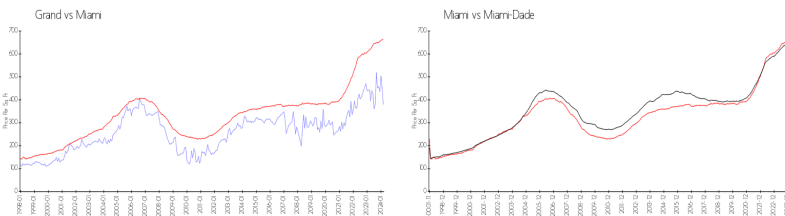
Building Association Information

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 |