

# Unit A-2041 - Grand

A-2041 - 1717 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11525964
Status:	Active
Size:	1,496 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$639,000
List PPSF:	\$427
Valuated Price:	\$476,000
Valuated PPSF:	\$318

*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:	18
Building inventory for sale:	2%
Number of sales over the last 12 months:	29
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	3

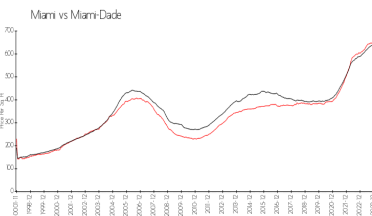
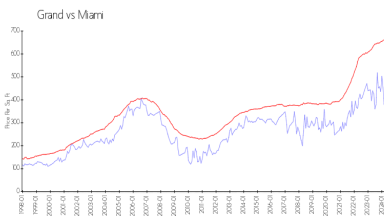
## Building Association Information

Grand Condominium Association, Inc.  
(305) 374-2822 & (305) 374-8006

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
A-1438	1,066 sq ft	May 2024	\$410,000	\$385
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

## Market Information



Grand:	\$423/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Grand	2%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Grand  
Miami  
Miami-Dade

97 days  
84 days  
81 days