

# Unit 802S - Grove at Grand Bay (North & South)

802S - 2669 S Bayshore Dr, Miami, FL, Miami-Dade 33133

## Unit Information

|                 |                                  |
|-----------------|----------------------------------|
| MLS Number:     | A11537344                        |
| Status:         | Active                           |
| Size:           | 4,149 Sq ft.                     |
| Bedrooms:       | 4                                |
| Full Bathrooms: | 4                                |
| Half Bathrooms: | 1                                |
| Parking Spaces: | 2 Or More Spaces,Covered Parking |
| View:           |                                  |
| List Price:     | \$7,950,000                      |
| List PPSF:      | \$1,916                          |
| Valuated Price: | \$7,119,000                      |
| Valuated PPSF:  | \$1,828                          |

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:                         | 99 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 6  |
| Building inventory for sale:             | 6% |
| Number of sales over the last 12 months: | 6  |
| Number of sales over the last 6 months:  | 1  |
| Number of sales over the last 3 months:  | 0  |

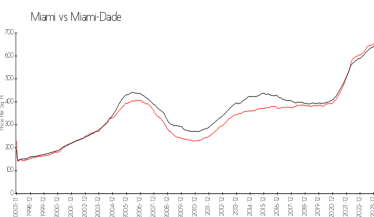
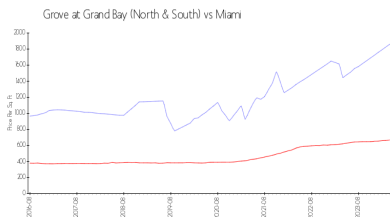
## Building Association Information

Grove at Grand Bay  
 Condominium Association  
 Address: 2669 S Bayshore Dr,  
 Miami, FL 33133  
 Phone: +1 786-805-4720

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price   | PPSF    |
|--------|-------------|--------------|--------------|---------|
| 1203N  | 5,307 sq ft | Dec 2023     | \$7,064,000  | \$1,331 |
| LPHS   | 9,513 sq ft | Aug 2023     | \$19,250,000 | \$2,024 |
| 1202N  | 1,763 sq ft | Jul 2023     | \$3,250,000  | \$1,843 |
| 1802S  | 4,840 sq ft | Jul 2023     | \$11,000,000 | \$2,273 |
| 1901N  | 4,854 sq ft | Jul 2023     | \$725,000    | \$149   |

## Market Information



|                                     |                |             |               |
|-------------------------------------|----------------|-------------|---------------|
| Grove at Grand Bay (North & South): | \$1862/sq. ft. | Miami:      | \$669/sq. ft. |
| Miami:                              | \$669/sq. ft.  | Miami-Dade: | \$694/sq. ft. |

## Inventory for Sale

Grove at Grand Bay (North & South) 6%



|            |    |
|------------|----|
| Miami      | 4% |
| Miami-Dade | 3% |

**Avg. Time to Close Over Last 12 Months**

|                                    |          |
|------------------------------------|----------|
| Grove at Grand Bay (North & South) | 112 days |
| Miami                              | 84 days  |
| Miami-Dade                         | 81 days  |