

Unit 1601S - Grove at Grand Bay (North & South)

1601S - 2669 S Bayshore Dr, Miami, FL, Miami-Dade 33133

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11538827 |
| Status: | Active |
| Size: | 4,933 Sq ft. |
| Bedrooms: | 4 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking |
| View: | |
| List Price: | \$13,900,000 |
| List PPSF: | \$2,818 |
| Valuated Price: | \$8,917,000 |
| Valuated PPSF: | \$1,869 |

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

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|--|----|
| 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 |

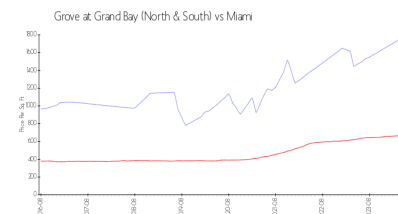
Building Association Information

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

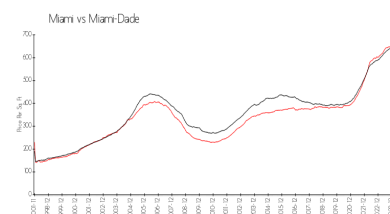
Recent Sales

| 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

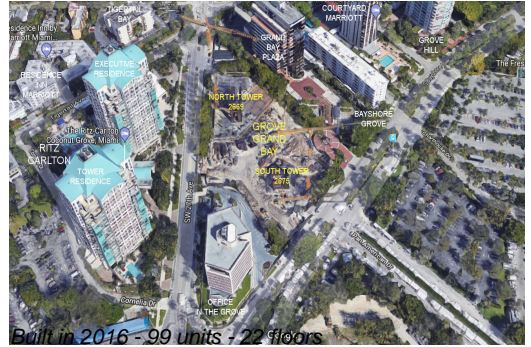


Grove at Grand Bay (North & South): \$1758/sq. ft.
Miami: \$669/sq. ft.



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