

# 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:	\$9,156,000
Valuated PPSF:	\$1,919

*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:	8
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

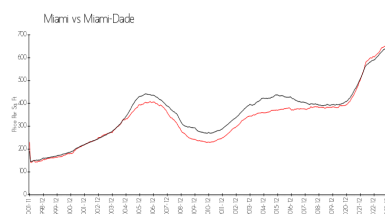
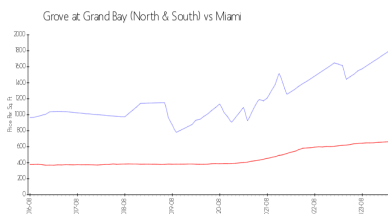
## Building Association Information

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):	\$1805/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/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)	121 days
Miami	84 days
Miami-Dade	81 days