

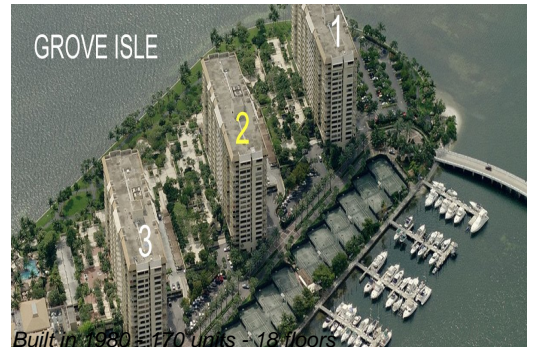
Unit B602 - Grove Isle 2

B602 - 2 Grove Isle Dr, Miami, FL, Miami-Dade 33133

Unit Information

MLS Number: A11553316
 Status: Pending
 Size: 2,398 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View:
 List Price: \$2,195,000
 List PPSF: \$915
 Valuated Price: \$1,774,000
 Valuated PPSF: \$740

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: 170
 Number of active listings for rent: 1
 Number of active listings for sale: 1
 Building inventory for sale: 0%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

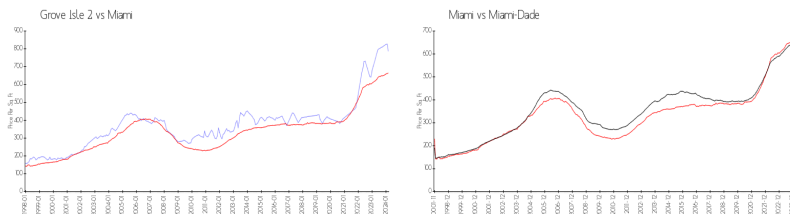
Building Association Information

Grove Isle Condominium Association
 (305) 858-4186

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
B1109	2,614 sq ft	Mar 2024	\$2,275,000	\$870
B409	2,614 sq ft	Mar 2024	\$1,670,000	\$639
B505	1,882 sq ft	Dec 2023	\$1,635,000	\$869
B409	2,614 sq ft	Oct 2023	\$1,650,000	\$631
B1608	1,642 sq ft	Jun 2023	\$989,000	\$602
B607	1,882 sq ft	Jun 2023	\$1,385,000	\$736
B1402	2,398 sq ft	Jun 2023	\$1,700,000	\$709

Market Information



Grove Isle 2:	\$785/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Grove Isle 2: 1%
 Miami: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Grove Isle 2	52 days
Miami	84 days
Miami-Dade	81 days