

Unit A-3545 - Grand

A-3545 - 1717 N Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

| | |
|-----------------|---------------------------------|
| MLS Number: | A11553419 |
| Status: | Active |
| Size: | 2,958 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces, Valet Parking |
| View: | |
| List Price: | \$1,750,000 |
| List PPSF: | \$592 |
| Valuated Price: | \$594,000 |
| Valuated PPSF: | \$402 |

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: | 795 |
| Number of active listings for rent: | 30 |
| Number of active listings for sale: | 22 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 28 |
| Number of sales over the last 6 months: | 10 |
| Number of sales over the last 3 months: | 4 |

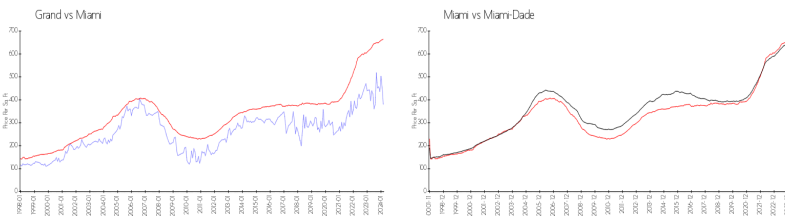
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 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 |
| A-1632 | 1,382 sq ft | Jan 2024 | \$790,000 | \$572 |
| A-2952 | 985 sq ft | Jan 2024 | \$380,000 | \$386 |
| A-3334 | 1,717 sq ft | Jan 2024 | \$950,000 | \$553 |

Market Information



| | | | |
|--------|---------------|-------------|---------------|
| Grand: | \$379/sq. ft. | Miami: | \$665/sq. ft. |
| Miami: | \$665/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

| | |
|------------|---------|
| Grand | 99 days |
| Miami | 84 days |
| Miami-Dade | 81 days |