

# Unit C1001 - Grove Isle 3

C1001 - 3 Grove Isle Dr, Miami, FL, Miami-Dade 33133

## Unit Information

MLS Number:	A11565707
Status:	Active
Size:	2,614 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces, Detached, Valet Parking
View:	
List Price:	\$2,530,000
List PPSF:	\$968
Valuated Price:	\$2,002,000
Valuated PPSF:	\$766

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:	167
Number of active listings for rent:	1
Number of active listings for sale:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

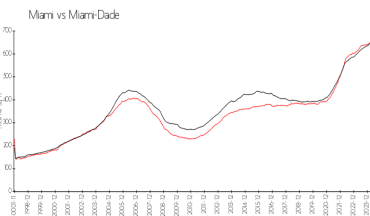
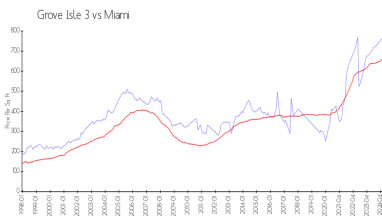
## Building Association Information

Grove Isle Condominium Association  
(305) 856-4070

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
C805	1,882 sq ft	Mar 2024	\$815,000	\$433
C709	2,614 sq ft	Mar 2024	\$1,800,000	\$689
C604	1,882 sq ft	Feb 2024	\$1,495,000	\$794
C1402	2,398 sq ft	Oct 2023	\$1,949,000	\$813
C801 - C802	5,012 sq ft	Oct 2023	\$3,650,000	\$728

## Market Information



Grove Isle 3:	\$782/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Grove Isle 3	5%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Grove Isle 3  
Miami  
Miami-Dade

90 days  
84 days  
84 days