

# Unit 12 - Grove Enclave

12 - 3014-3054 McDonald St, Miami, FL, Miami-Dade 33133

## Unit Information

MLS Number:	A11569192
Status:	Withdrawn
Size:	2,350 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking,Street Parking
View:	
List Price:	\$1,399,000
List PPSF:	\$595
Valuated Price:	\$1,226,000
Valuated PPSF:	\$522

*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:	22
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	9%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

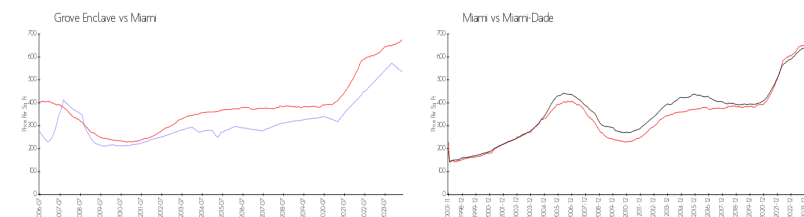
## Building Association Information

Grove Enclave Condominium Association, Inc 5805 Blue Lagoon Drive # 310 Miami, FL33126-2053  
(786) 319-5233

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1	2,350 sq ft	Mar 2024	\$1,150,000	\$489
	2,006 sq ft	Nov 2023	\$1,285,000	\$641

## Market Information



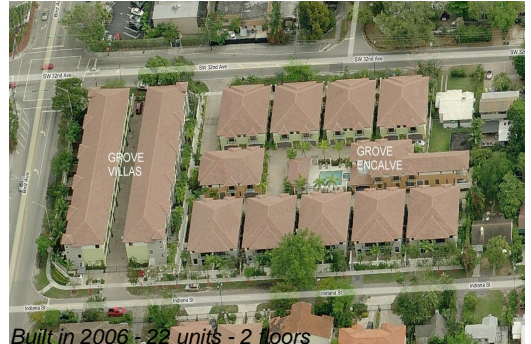
Grove Enclave:	\$536/sq. ft.	Miami:	\$675/sq. ft.
Miami:	\$675/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Grove Enclave	9%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Grove Enclave	30 days
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Miami  
Miami-Dade

83 days  
81 days