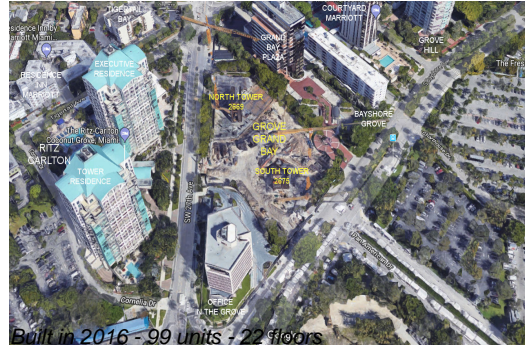


# Unit 1602N - Grove at Grand Bay (North & South)

1602N - 2669 S Bayshore Dr, Miami, FL, Miami-Dade 33133

## Unit Information

MLS Number:	A11582132
Status:	Active
Size:	1,829 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$4,299,000
List PPSF:	\$2,350
Valuated Price:	\$3,116,000
Valuated PPSF:	\$1,704



*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:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

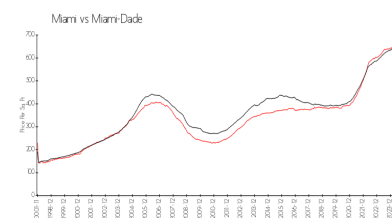
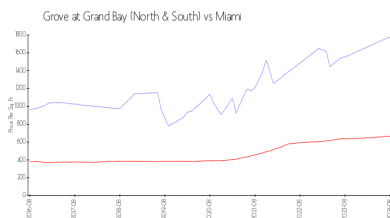
## Building Association Information

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
802N	1,833 sq ft	Sep 2024	\$3,400,000	\$1,855
LPH-N	10,065 sq ft	Aug 2024	\$19,500,000	\$1,937
1203N	5,307 sq ft	Dec 2023	\$7,064,000	\$1,331

## Market Information



Grove at Grand Bay (North & South):	\$1776/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Grove at Grand Bay (North & South)	6%
Miami	4%

Miami-Dade

4%

**Avg. Time to Close Over Last 12 Months**

Grove at Grand Bay (North & South)	115 days
Miami	85 days
Miami-Dade	84 days