

# Unit 2601 - Grovenor House

2601 - 2627 S Bayshore Dr, Miami, FL, Miami-Dade 33133

## Unit Information

MLS Number: A11583515  
 Status: Active  
 Size: 4,026 Sq ft.  
 Bedrooms: 5  
 Full Bathrooms: 6  
 Half Bathrooms: 1  
 Parking Spaces: 2 Spaces,Assigned Parking,Valet Parking  
 View: Bay,Garden View,Ocean View,Other View,Pool Area View,Water View  
 Rental Price: \$31,000  
 List PPSF: \$8  
 Valuated Price: \$6,152,000  
 Valuated PPSF: \$1,528

*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.*



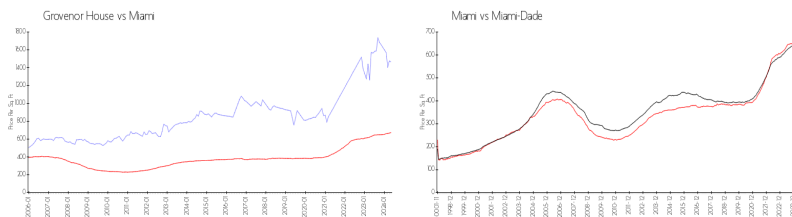
## Building Information

Number of units: 166  
 Number of active listings for rent: 2  
 Number of active listings for sale: 7  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

Grovenor House Condominiums Association Inc  
 (305) 854-1223

## Market Information



Grovenor House: \$1463/sq. ft.  
 Miami: \$673/sq. ft.  
 Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Grovenor House 4%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Grovenor House 77 days  
 Miami 83 days  
 Miami-Dade 82 days