

# Unit 406 - Villaggio in the Grove Tower

406 - 2740 SW 28 Ter, Miami, FL, Miami-Dade 33133

## Unit Information

MLS Number: A11612795  
 Status: Active  
 Size: 605 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking  
 View:  
 List Price: \$420,000  
 List PPSF: \$694  
 Valuated Price: \$359,000  
 Valuated PPSF: \$593

*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.*

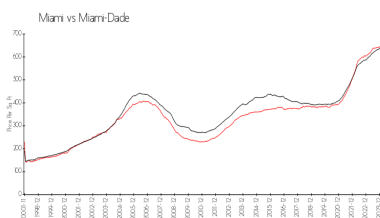
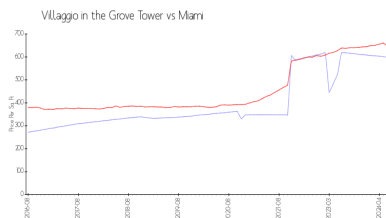
## Building Information

Number of units: 58  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
507	705 sq ft	Feb 2024	\$395,000	\$560

## Market Information



Villaggio in the Grove Tower:	\$599/sq. ft.	Miami:	\$645/sq. ft.
Miami:	\$645/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Villaggio in the Grove Tower: 5%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Villaggio in the Grove Tower: 5 days  
 Miami: 84 days  
 Miami-Dade: 83 days

