

# Unit A-1239 - Grand

A-1239 - 1717 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11631933  
 Status: Active  
 Size: 1,066 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$795,000  
 List PPSF: \$746  
 Valuated Price: \$388,000  
 Valuated PPSF: \$364

*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: 795  
 Number of active listings for rent: 30  
 Number of active listings for sale: 18  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 27  
 Number of sales over the last 6 months: 15  
 Number of sales over the last 3 months: 9

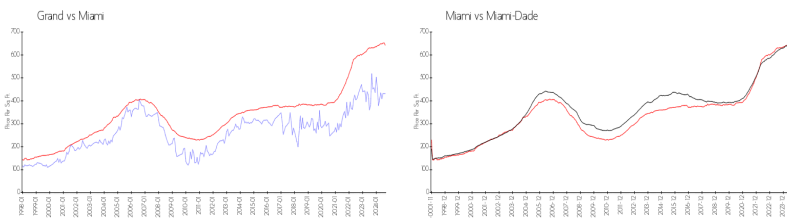
## Building Association Information

Grand Condominium Association, Inc.  
 (305) 374-2822 & (305) 374-8006

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
A2539	1,066 sq ft	Nov 2024	\$420,000	\$394
A-1932	1,382 sq ft	Nov 2024	\$795,000	\$575
A-1250	1,091 sq ft	Nov 2024	\$480,000	\$440
A-1842	1,094 sq ft	Oct 2024	\$430,000	\$393
3652	985 sq ft	Oct 2024	\$375,000	\$381

## Market Information



Grand: \$432/sq. ft.      Miami: \$642/sq. ft.  
 Miami: \$642/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Grand: 2%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Grand: 74 days  
 Miami: 86 days  
 Miami-Dade: 86 days

