

Unit 2302 - Grovenor House

2302 - 2627 S Bayshore Dr, Miami, FL, Miami-Dade 33133

Unit Information

MLS Number: A11634051
 Status: Active
 Size: 4,026 Sq ft.
 Bedrooms: 5
 Full Bathrooms: 5
 Half Bathrooms: 1
 Parking Spaces: Covered Parking
 View:
 List Price: \$6,250,000
 List PPSF: \$1,552
 Valuated Price: \$5,325,000
 Valuated PPSF: \$1,323

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: 8
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

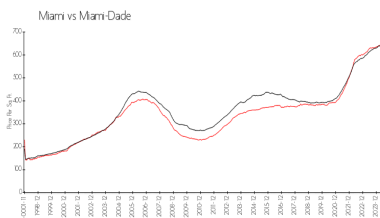
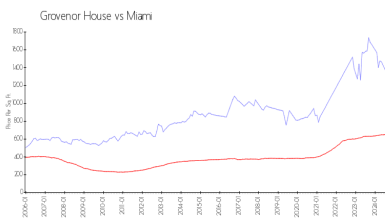
Building Association Information

Grovenor House Condominiums Association Inc
 (305) 854-1223

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1704	2,640 sq ft	Nov 2024	\$4,665,000	\$1,767
1901	4,026 sq ft	Nov 2024	\$5,400,000	\$1,341
2305	1,756 sq ft	May 2024	\$2,500,000	\$1,424
1806	1,756 sq ft	Apr 2024	\$2,500,000	\$1,424
2306	1,756 sq ft	Mar 2024	\$2,500,000	\$1,424

Market Information



Grovenor House:	\$1304/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Grovenor House: 5%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Grovenor House: 51 days
 Miami: 87 days
 Miami-Dade: 86 days