

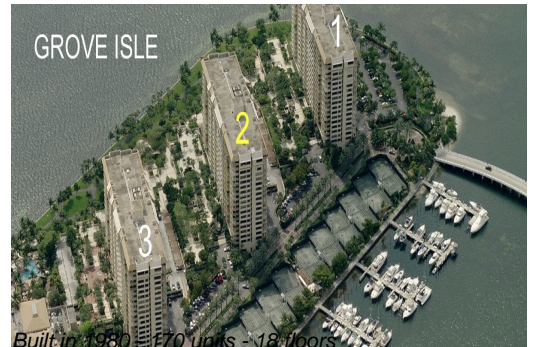
Unit B1108 - Grove Isle 2

B1108 - 2 Grove Isle Dr, Miami, FL, Miami-Dade 33133

Unit Information

MLS Number: A11648976
 Status: Active
 Size: 1,642 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$1,600,000
 List PPSF: \$974
 Valuated Price: \$1,202,000
 Valuated PPSF: \$732

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: 170
 Number of active listings for rent: 1
 Number of active listings for sale: 6
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

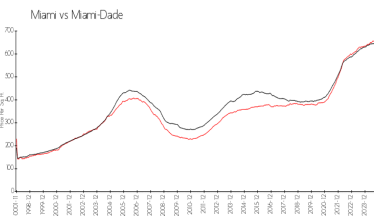
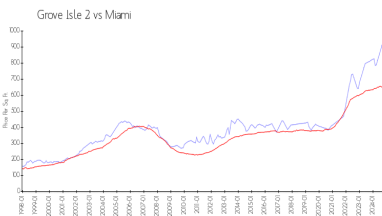
Building Association Information

Grove Isle Condominium Association
 (305) 858-4186

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
B405	1,882 sq ft	Dec 2024	\$930,000	\$494
B1207	1,882 sq ft	Oct 2024	\$1,675,000	\$890
B1201	2,614 sq ft	Oct 2024	\$2,598,000	\$994
B602	2,398 sq ft	May 2024	\$2,350,000	\$980
B1109	2,614 sq ft	Mar 2024	\$2,275,000	\$870
B409	2,614 sq ft	Mar 2024	\$1,670,000	\$639

Market Information



Grove Isle 2:	\$773/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Grove Isle 2: 4%
 Miami: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Grove Isle 2: 36 days
 Miami: 91 days

Miami-Dade

90 days