

# Unit 2730 - Gateway to the Grove

2730 - 2600 SW 27 Ave, Miami, FL, Miami-Dade 33133

## Unit Information

MLS Number: A11676422  
Status: Active  
Size: 1,650 Sq ft.  
Bedrooms: 3  
Full Bathrooms: 2  
Half Bathrooms: 1  
Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking  
View:  
List Price: \$749,000  
List PPSF: \$454  
Valuated Price: \$569,000  
Valuated PPSF: \$345

*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: 60  
Number of active listings for rent: 1  
Number of active listings for sale: 2  
Building inventory for sale: 3%  
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: 1

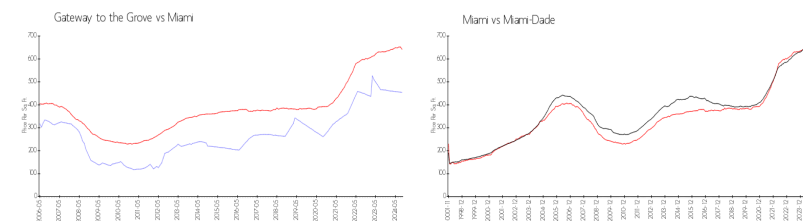
## Building Association Information

Gateway to The Grove Condominium Association Inc  
(786) 552-9963

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH04	997 sq ft	Dec 2024	\$500,000	\$502

## Market Information



Gateway to the Grove:	\$454/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Gateway to the Grove	3%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Gateway to the Grove	61 days
Miami	87 days
Miami-Dade	87 days