

# Unit 1202 - Grovenor House

1202 - 2627 S Bayshore Dr, Miami, FL, Miami-Dade 33133

## Unit Information

MLS Number:	A11679338
Status:	Active
Size:	2,333 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$4,290,000
List PPSF:	\$1,839
Valuated Price:	\$3,045,000
Valuated PPSF:	\$1,305

*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:	11
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

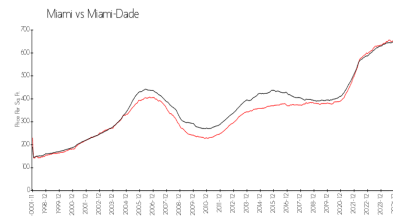
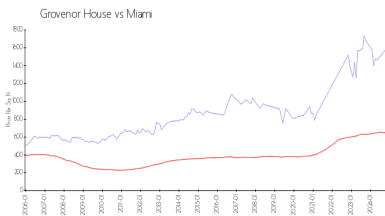
## Building Association Information

Grovenor House Condominiums Association Inc  
(305) 854-1223

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2302	4,026 sq ft	Dec 2024	\$5,875,000	\$1,459
1003	2,640 sq ft	Nov 2024	\$3,625,000	\$1,373
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

## Market Information



Grovenor House:	\$1436/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Grovenor House	7%
Miami	5%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months

Grovenor House	59 days
Miami	91 days
Miami-Dade	91 days

