

# Unit A-3451 - Grand

A-3451 - 1717 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11702093  
 Status: Active  
 Size: 1,840 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$850,000  
 List PPSF: \$462  
 Valuated Price: \$850,000  
 Valuated PPSF: \$462

*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: 10  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

## Building Association Information

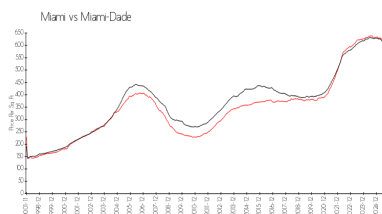
Grand Condominium Association, Inc.  
 (305) 374-2822 & (305) 374-8006

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
A-3752	985 sq ft	Nov 2025	\$395,000	\$401
A-3242	1,094 sq ft	Nov 2025	\$400,000	\$366
A-3237	1,048 sq ft	Oct 2025	\$427,000	\$407
A-1253	997 sq ft	Sep 2025	\$390,000	\$391
A-1038	1,066 sq ft	Aug 2025	\$299,999	\$281

## Market Information



Grand:	\$440/sq. ft.	Miami:	\$629/sq. ft.
Miami:	\$629/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Grand	1%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Grand	107 days
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Miami  
Miami-Dade

70 days  
77 days