

## Unit 4 - Grove Enclave

4 - 3014-3054 McDonald St, Miami, FL, Miami-Dade 33133

### Unit Information

MLS Number:	F10372986
Status:	Active
Size:	2,350 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking
View:	Garden View,Other View,Pool Area View
List Price:	\$1,599,000
List PPSF:	\$680
Valuated Price:	\$1,424,000
Valuated PPSF:	\$606

*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:	22
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	9%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

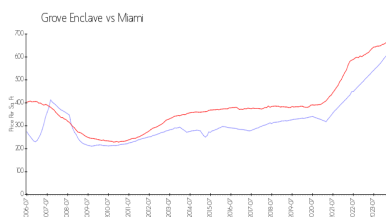
### Building Association Information

Grove Enclave Condominium Association, Inc 5805 Blue Lagoon Drive # 310 Miami, FL33126-2053  
(786) 319-5233

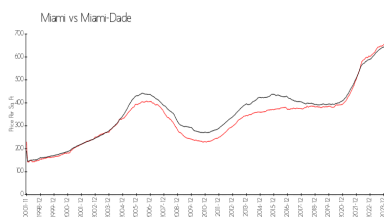
### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1	2,350 sq ft	Mar 2024	\$1,150,000	\$489
	2,006 sq ft	Nov 2023	\$1,285,000	\$641

### Market Information



Grove Enclave: \$623/sq. ft.  
Miami: \$669/sq. ft.



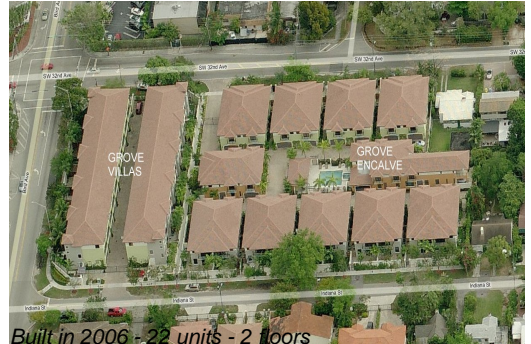
Miami: \$669/sq. ft.  
Miami-Dade: \$698/sq. ft.

### Inventory for Sale

Grove Enclave	9%
Miami	4%
Miami-Dade	3%

### Avg. Time to Close Over Last 12 Months

Grove Enclave	30 days
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Miami  
Miami-Dade

84 days  
81 days