

Unit A-3551 - Grand

A-3551 - 1717 N Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: F10429158
 Status: Active Under Contract
 Size: 1,840 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View: Bay, Intracoastal View, Water View
 List Price: \$845,000
 List PPSF: \$459
 Valuated Price: \$740,000
 Valuated PPSF: \$402

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: 22
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 28
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 4

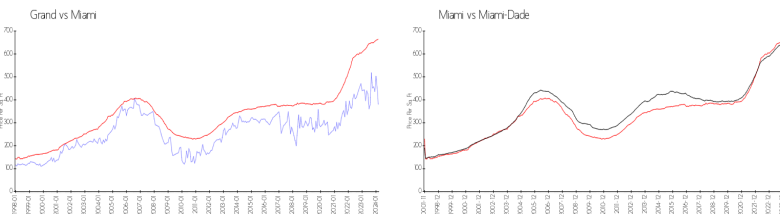
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
A-3837	1,048 sq ft	Mar 2024	\$450,000	\$429
A-2445	1,138 sq ft	Mar 2024	\$410,000	\$360
A-1649	1,001 sq ft	Feb 2024	\$420,000	\$420
A1148	1,148 sq ft	Feb 2024	\$420,000	\$366
A-1632	1,382 sq ft	Jan 2024	\$790,000	\$572
A-2952	985 sq ft	Jan 2024	\$380,000	\$386
A-3334	1,717 sq ft	Jan 2024	\$950,000	\$553

Market Information



Grand: \$379/sq. ft. Miami: \$665/sq. ft.
 Miami: \$665/sq. ft. Miami-Dade: \$703/sq. ft.

Inventory for Sale

Grand 3%
 Miami 4%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Grand	99 days
Miami	84 days
Miami-Dade	81 days