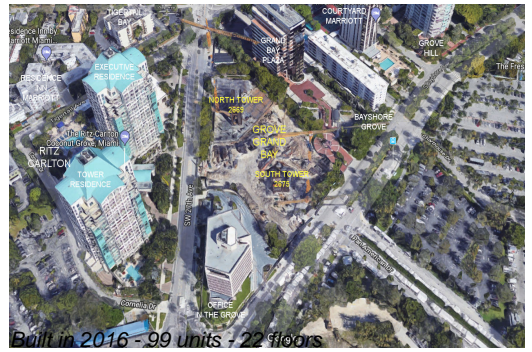


Unit LPH-N - Grove at Grand Bay (North & South)

LPH-N - 2669 S Bayshore Dr, Miami, FL, Miami-Dade 33133

Unit Information

MLS Number:	A11433836
Status:	Pending
Size:	10,065 Sq ft.
Bedrooms:	6
Full Bathrooms:	6
Half Bathrooms:	2
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$19,000,000
List PPSF:	\$1,888
Valuated Price:	\$21,984,000
Valuated PPSF:	\$2,184



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:	99
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	6%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

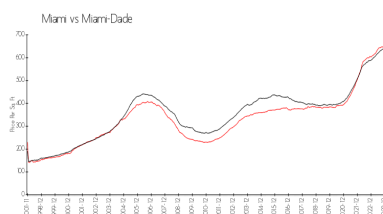
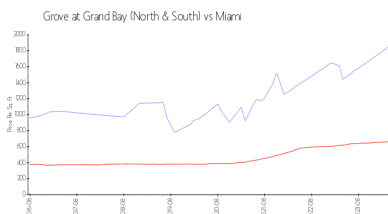
Building Association Information

Grove at Grand Bay
 Condominium Association
 Address: 2669 S Bayshore Dr,
 Miami, FL 33133
 Phone: +1 786-805-4720

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1203N	5,307 sq ft	Dec 2023	\$7,064,000	\$1,331
LPHS	9,513 sq ft	Aug 2023	\$19,250,000	\$2,024
1202N	1,763 sq ft	Jul 2023	\$3,250,000	\$1,843
1802S	4,840 sq ft	Jul 2023	\$11,000,000	\$2,273
1901N	4,854 sq ft	Jul 2023	\$725,000	\$149

Market Information



Grove at Grand Bay (North & South):	\$1862/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Grove at Grand Bay (North & South)	6%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Grove at Grand Bay (North & South)	112 days
Miami	84 days
Miami-Dade	81 days