

# Unit 804 - Grovenor House

804 - 2627 S Bayshore Dr, Miami, FL, Miami-Dade 33133

## Unit Information

MLS Number:	A11447683
Status:	Active
Size:	2,640 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$4,250,000
List PPSF:	\$1,610
Valuated Price:	\$3,403,000
Valuated PPSF:	\$1,289

*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:	6
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

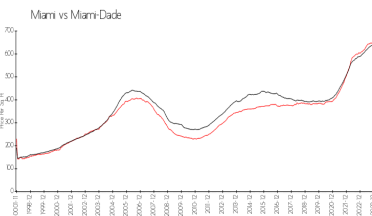
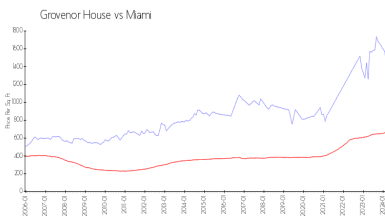
## Building Association Information

Grovenor House Condominiums Association Inc  
(305) 854-1223

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1806	1,756 sq ft	Apr 2024	\$2,500,000	\$1,424
2306	1,756 sq ft	Mar 2024	\$2,500,000	\$1,424
2501	4,026 sq ft	Feb 2024	\$5,750,000	\$1,428
2605	1,756 sq ft	Feb 2024	\$3,100,000	\$1,765
1104	2,640 sq ft	Nov 2023	\$4,350,000	\$1,648

## Market Information



Grovenor House:	\$1476/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Grovenor House	4%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Grovenor House  
Miami  
Miami-Dade

74 days  
84 days  
81 days