

Unit 702S - Grove at Grand Bay (North & South)

702S - 2669 S Bayshore Dr, Miami, FL, Miami-Dade 33133

Unit Information

| | |
|-----------------|---|
| MLS Number: | A11510156 |
| Status: | Active |
| Size: | 3,929 Sq ft. |
| Bedrooms: | 5 |
| Full Bathrooms: | 5 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$7,000,000 |
| List PPSF: | \$1,782 |
| Valuated Price: | \$7,324,000 |
| Valuated PPSF: | \$1,864 |

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

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|--|----|
| 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 |

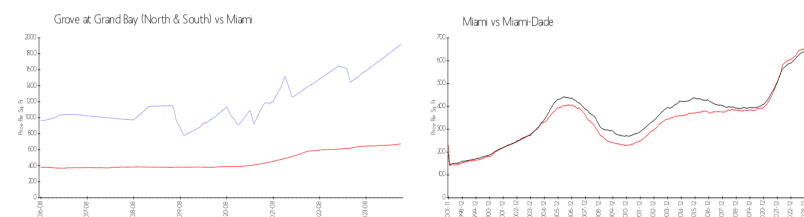
Building Association Information

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 |

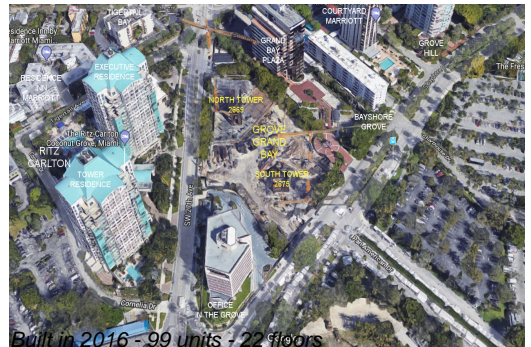
Market Information



Grove at Grand Bay \$1918/sq. ft.
(North & South):
Miami: \$675/sq. ft.

Miami: \$675/sq. ft.
Miami-Dade: \$703/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 | 83 days |
| Miami-Dade | 81 days |