

# Unit A-3545 - Grand

A-3545 - 1717 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11553419  
 Status: Active  
 Size: 2,958 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Valet Parking  
 View:  
 List Price: \$1,750,000  
 List PPSF: \$592  
 Valuated Price: \$663,000  
 Valuated PPSF: \$448

*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: 18  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 29  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 3

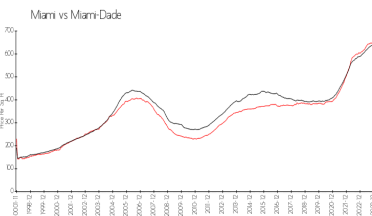
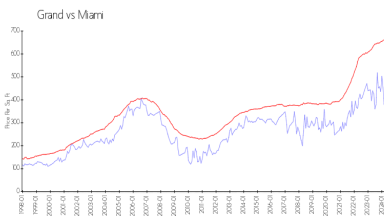
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
A-1438	1,066 sq ft	May 2024	\$410,000	\$385
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

## Market Information



Grand: \$423/sq. ft.      Miami: \$669/sq. ft.  
 Miami: \$669/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Grand: 2%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Grand  
Miami  
Miami-Dade

97 days  
84 days  
81 days