

# Unit A606 - Grove Isle 1

A606 - 1 Grove Isle Dr, Miami, FL, Miami-Dade 33133

## Unit Information

MLS Number: F10422055  
 Status: Active  
 Size: 1,642 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking  
 View: Bay  
 List Price: \$1,375,000  
 List PPSF: \$837  
 Valuated Price: \$1,306,000  
 Valuated PPSF: \$795

*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: 170  
 Number of active listings for rent: 3  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

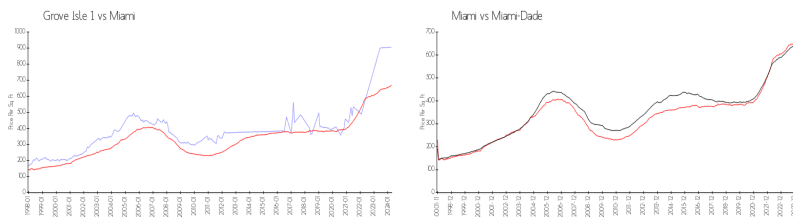
## Building Association Information

Grove Isle Condominium Association  
 (305) 858-1207

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
A1107	1,882 sq ft	Mar 2024	\$1,550,000	\$824
A1209	2,614 sq ft	Feb 2024	\$2,100,000	\$803
A1409	2,614 sq ft	Dec 2023	\$2,000,000	\$765
A1104	1,882 sq ft	Nov 2023	\$1,500,000	\$797
A908	1,642 sq ft	Jul 2023	\$1,475,000	\$898

## Market Information



Grove Isle 1: \$905/sq. ft.      Miami: \$669/sq. ft.  
 Miami: \$669/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Grove Isle 1: 1%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Grove Isle 1  
Miami  
Miami-Dade

55 days  
84 days  
81 days