

# Unit 3116 - Mission Place at the Grove

3116 - 3100 Bird Ave, Miami, FL, Miami-Dade 33133

## Unit Information

MLS Number: A11567431  
 Status: Active  
 Size: 754 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$520,000  
 List PPSF: \$690  
 Valuated Price: \$494,000  
 Valuated PPSF: \$655

*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: 13  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

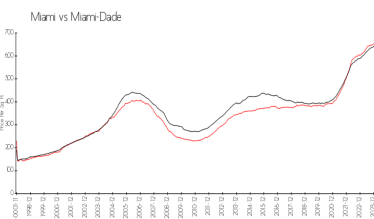
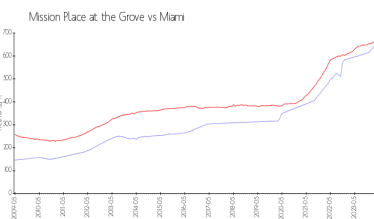
## Building Association Information

MISSION PLACE AT THE GROVE  
 CONDOMINIUM ASSOCIATION, INC.

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3100	1,141 sq ft	Dec 2023	\$700,000	\$613
3102	1,141 sq ft	Jun 2023	\$675,000	\$592

## Market Information



Mission Place at the Grove:	\$656/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Mission Place at the Grove: 8%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Mission Place at the Grove: 84 days  
 Miami: 84 days



