



## Grove at Grand Bay

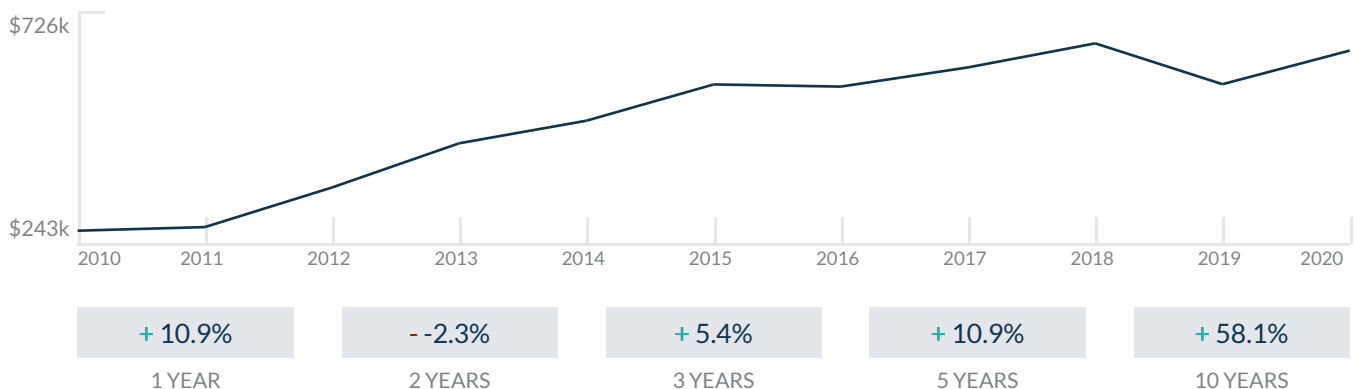
2669 S Bayshore Dr  
Miami, FL 33133

Every month we compile this comprehensive market report focus on Grove at Grand Bay in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website [groveatgrandbaycondosforsale.com](http://groveatgrandbaycondosforsale.com).

## Property Stats

POSTAL CODE 33133

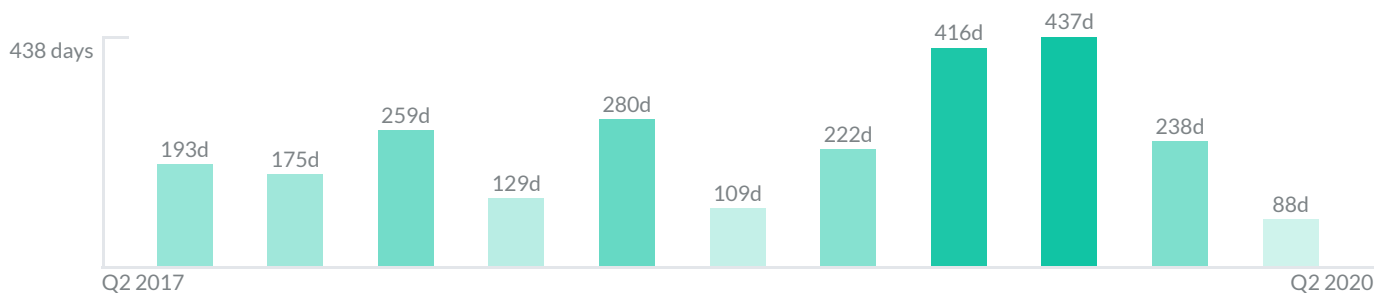
The property stats graph represents the median price evolution since ten years in your postal code area.



## Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



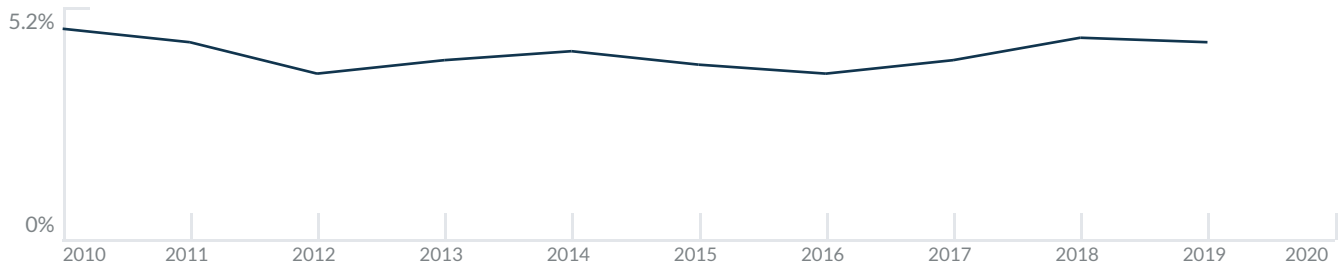
# Mortgage Rates

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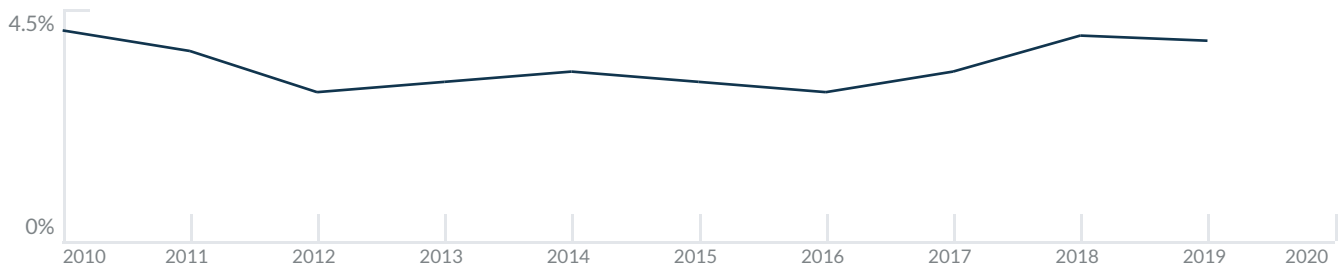
PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

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CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL  
Mater Grove Academy

10/10

MIDDLE SCHOOL  
George Washington Carver Middle School

10/10

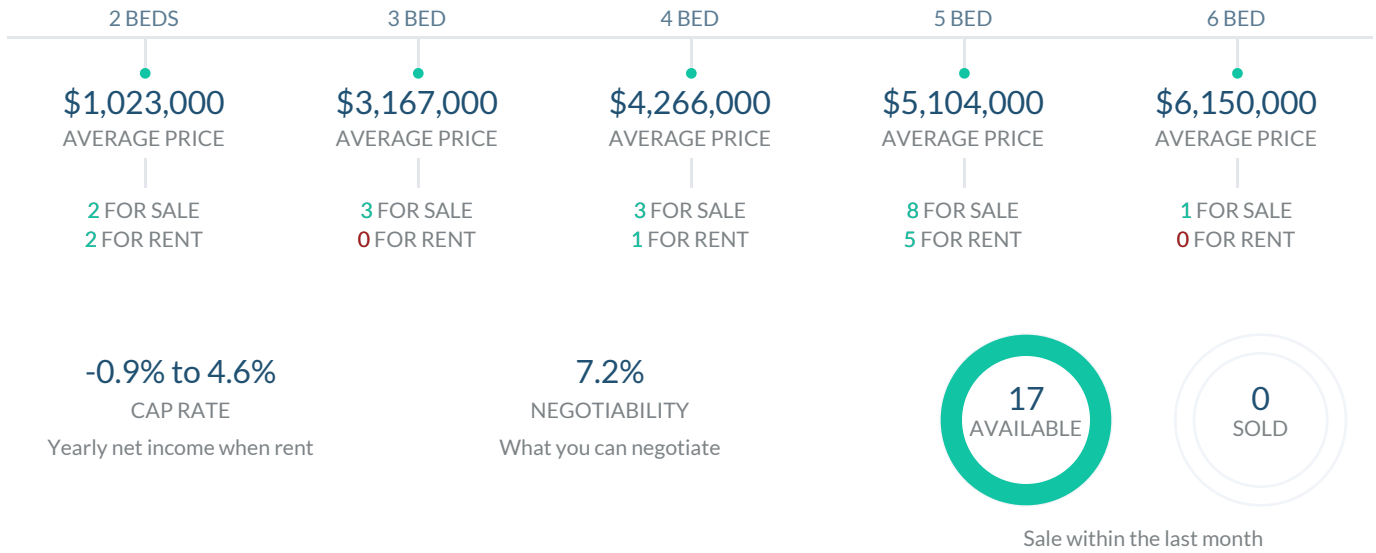
HIGH SCHOOL  
Academy Of Arts & Minds

4/10

# Insights

IN GROVE AT GRAND BAY



















Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Grove at Grand Bay

 <p>\$2,800,000  7  5</p> <p>UNIT 401S <b>SOLD</b>   JUL 2020</p>	 <p>\$22,000  6  5</p> <p>UNIT 501S <b>RENTED</b>   JUL 2020</p>	 <p>\$1,099,000  3  2</p> <p>UNIT 1503 <b>SOLD</b>   JUL 2020</p>
 <p>\$20,000  7  5</p> <p>UNIT 1103N <b>RENTED</b>   JUL 2020</p>	 <p>\$1,090,000  3  2</p> <p>UNIT 1103 <b>SOLD</b>   JUL 2020</p>	 <p>\$3,500,000  6  4</p> <p>UNIT 803N <b>SOLD</b>   JUL 2020</p>

## Sold

LAST 20 PROPERTIES SOLD IN GROVE AT GRAND BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
401S	\$2,800,000	5/7	\$623.3	4,492	May 2020	88
1503	\$1,099,000	2/3	\$718.3	1,530	Mar 2020	279
1103	\$1,090,000	2/3	\$712.4	1,530	Feb 2020	433
803N	\$3,500,000	4/6	\$837.5	4,179	Jan 2020	2
604N	\$950,000	2/3	\$876.4	1,084	Sep 2019	365
403N	\$2,725,000	4/6	\$663.0	4,110	Sep 2019	N/A
1005	\$460,000	1/1	\$479.7	959	Sep 2019	826
804-N	\$799,000	2/3	\$723.1	1,105	Aug 2019	120
1402-N	\$2,299,000	3/4	\$1,021.3	2,251	Jun 2019	245
602-N	\$2,125,000	3/4	\$1,014.3	2,095	Jun 2019	955
101	\$205,000	1/1	\$346.9	591	Apr 2019	48
1602-N	\$2,250,000	3/4	\$1,230.2	1,829	Dec 2018	222
1202N	\$2,349,000	3/4	\$1,332.4	1,763	Sep 2018	91
603S	\$3,050,000	3/4	\$928.5	3,285	Jul 2018	178
1103-S	\$3,400,000	2/4	\$1,414.3	2,404	Jul 2018	51
1202S	\$4,975,000	3/5	\$1,328.4	3,745	Jul 2018	117
601-S	\$3,445,000	3/5	\$885.6	3,890	Jun 2018	185
602-S	\$3,590,000	5/6	\$878.8	4,085	Apr 2018	375
303N	\$2,500,000	5/5	\$609.8	4,100	Feb 2018	104
601-N	\$3,295,000	4/4	\$1,096.5	3,005	Jan 2018	154

## Rented

LAST 20 PROPERTIES RENTED IN GROVE AT GRAND BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
501S	\$22,000	5/6	\$4.8	4,572	May 2020	91
1103N	\$20,000	5/7	\$3.9	5,134	Mar 2020	77
903N	\$23,000	5/5	\$5.5	4,206	Nov 2019	134
506	\$1,650	1/1	\$2.7	610	Nov 2019	19
S-602	\$17,500	5/6	\$4.6	3,828	Oct 2019	90
1801N	\$20,000	3/5	\$5.9	3,366	Sep 2019	N/A
704N	\$5,500	2/3	\$5.0	1,092	Aug 2019	64
PH4	\$1,800	2/1	\$2.6	699	Aug 2019	50
103	\$1,490	1/1	\$2.8	538	Jul 2019	67
1703N	\$30,000	5/7	\$5.3	5,689	Jul 2019	57
1102S	\$18,900	4/5	\$5.3	3,544	Jun 2019	36
802-N	\$12,500	3/4	\$6.4	1,968	Jun 2019	102
109	\$1,500	1/1	\$2.8	534	Jun 2019	46
401	\$1,550	1/1	\$2.6	600	May 2019	65
804N	\$4,300	2/3	\$3.9	1,105	May 2019	204
905	\$3,000	1/2	\$3.1	959	May 2019	46
402N	\$9,500	3/5	\$4.4	2,180	Apr 2019	44
301	\$1,700	1/1	\$2.9	593	Apr 2019	8
901-S	\$20,000	5/7	\$4.1	4,903	Dec 2018	114
1902-N	\$35,000	5/7	\$6.7	5,213	Nov 2018	164

## Currently Listed

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ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH1-N	\$8,700,000	5/6	\$1,791.6	4856	Aug 2020	J ARTURO FRI...
302N	\$1,950,000	3/4	\$963.0	2025	Jul 2020	N/A
304N	\$1,050,000	2/3	\$997.2	1053	Jul 2020	DIDIER DOUC...
304N	\$5,300/mth	2/3	\$5.0	1053	Aug 2020	DIDIER DOUC...
502-S	\$3,250,000	5/6	\$846.8	3838	Jun 2020	Gregory John
603N	\$19,000/mth	5/5	\$4.6	4131	Aug 2020	ALEXANDER...
703N	\$3,878,000	5/5	\$929.1	4174	Aug 2020	N/A
703N	\$24,000/mth	5/5	\$5.7	4174	Aug 2020	N/A
704N	\$5,500/mth	2/3	\$5.0	1092	Jul 2020	WILLIAM SCH...
704N	\$995,000	2/3	\$911.2	1092	Jul 2020	WILLIAM SCH...
901-S	\$22,000/mth	5/7	\$4.7	4647	Aug 2020	N/A
1001S	\$3,500,000	5/6	\$889.2	3936	Aug 2020	N/A
1003N	\$5,500,000	5/7	\$1,144.2	4807	Aug 2020	N/A
1102S	\$4,650,000	5/6	\$1,312.1	3544	Jul 2020	N/A
1103S	\$3,900,000	3/4	\$1,622.3	2404	Aug 2020	N/A
1401N	\$3,650,000	3/5	\$1,085.3	3363	Jul 2020	JUAN R DEAN...
1403N	\$6,150,000	6/6	\$1,158.8	5307	Aug 2020	N/A
1501N	\$3,799,000	4/6	\$1,130.3	3361	Aug 2020	WOJCIECH JA...
1601N	\$3,799,000	4/6	\$1,129.0	3365	Aug 2020	LIGHT BLUE I...
1702S	\$5,200,000	4/6	\$1,431.3	3633	Jul 2020	LUIZ TARCISI...

## Currently Listed

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ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1901N	\$23,950/mth	5/7	\$4.9	4854	Jul 2020	WALTER ALE...
1902-S	\$24,000/mth	4/6	\$6.1	3949	Jul 2020	N/A
1902N	\$6,500,000	5/7	\$1,246.9	5213	Aug 2020	N/A
2001N	\$4,850,000	5/7	\$998.1	4859	Jul 2020	MICHAEL E FR...
2001N	\$22,500/mth	5/7	\$4.6	4859	Jul 2020	MICHAEL E FR...