

Market Report

February, 2021



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.

Property Stats

POSTAL CODE 33133

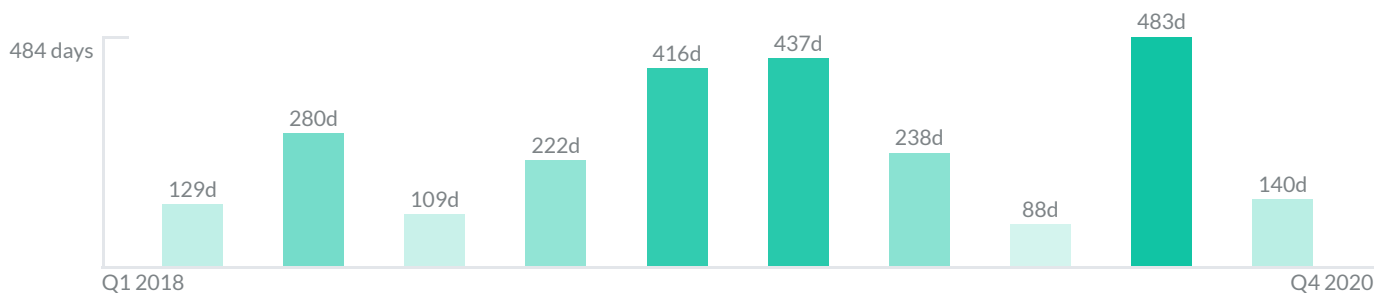
The property stats graph represents the median price evolution since ten years in your postal code area.



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

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

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

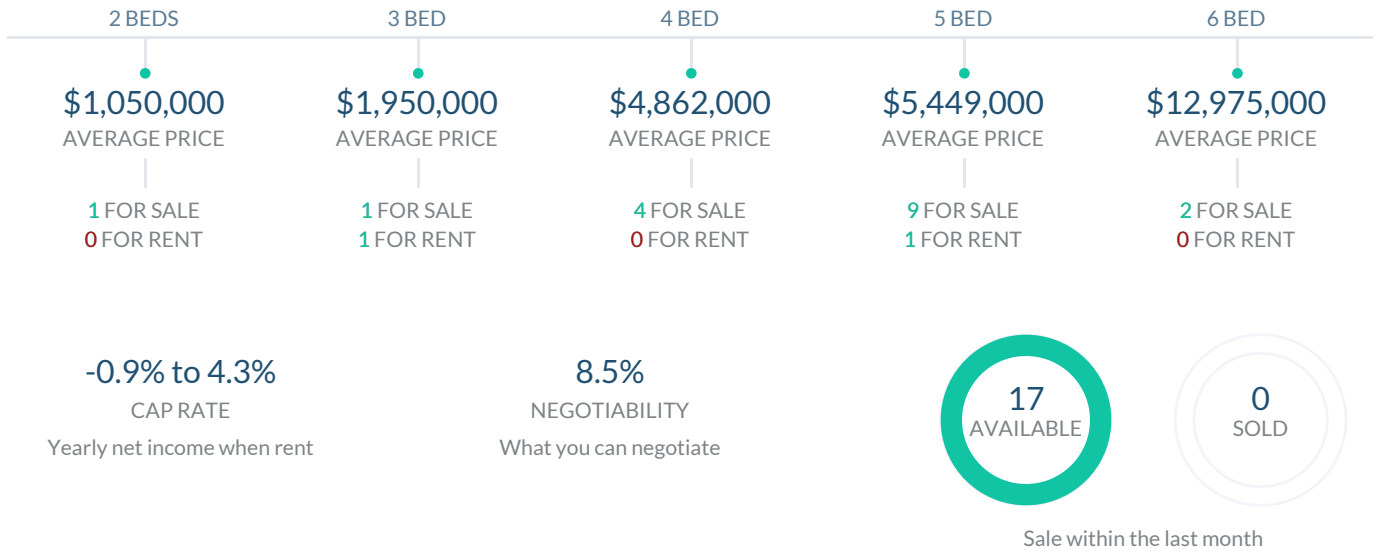
Academy Of Arts & Minds

4/10

Insights

IN GROVE AT GRAND BAY

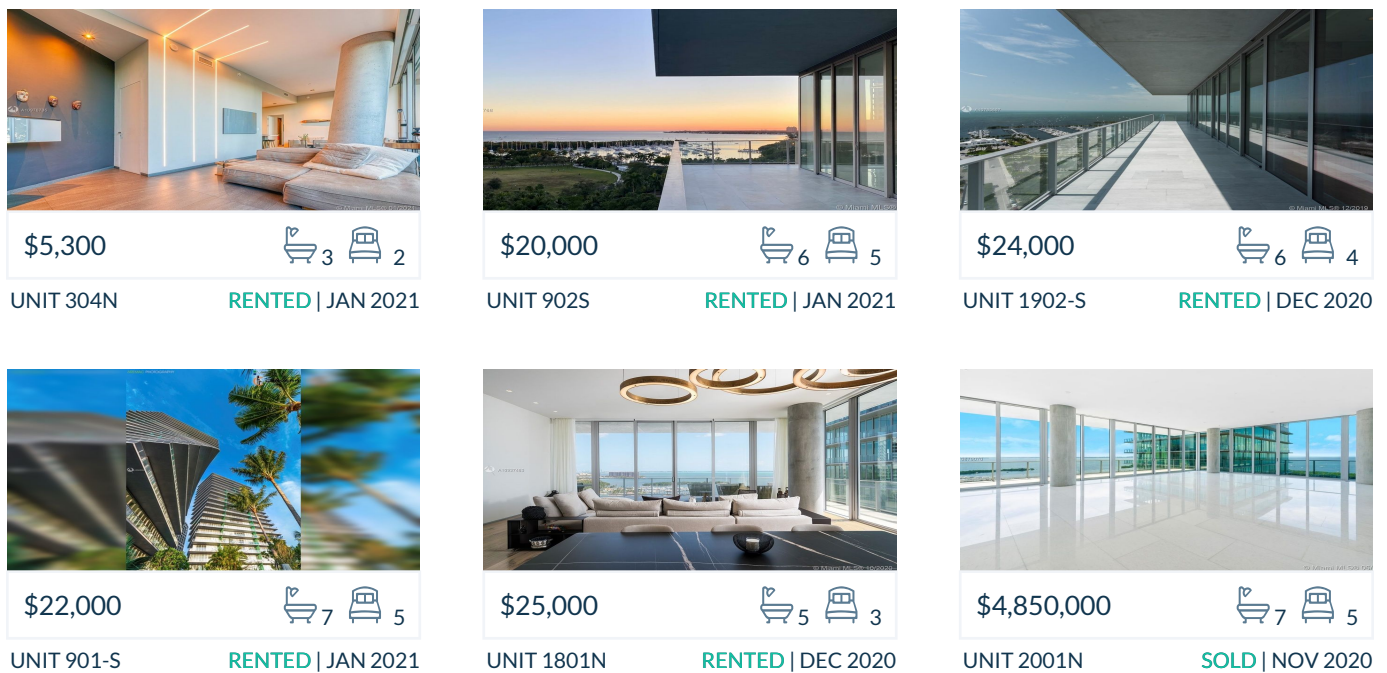
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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



Sold

LAST 20 PROPERTIES SOLD IN GROVE AT GRAND BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2001N	\$4,850,000	5/7	\$998.1	4,859	Nov 2020	140
701N	\$2,700,000	3/5	\$940.1	2,872	Sep 2020	592
402-S	\$2,600,000	5/6	\$636.5	4,085	Sep 2020	374
1901S	\$8,900,000	5/7	\$1,512.6	5,884	Aug 2020	N/A
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

Rented

LAST 20 PROPERTIES RENTED IN GROVE AT GRAND BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
304N	\$5,300	2/3	\$5.0	1,053	Jan 2021	16
902S	\$20,000	5/6	\$4.9	4,111	Jan 2021	10
1902-S	\$24,000	4/6	\$6.5	3,669	Dec 2020	367
901-S	\$22,000	5/7	\$4.7	4,647	Dec 2020	116
1801N	\$25,000	3/5	\$7.4	3,366	Dec 2020	47
402N	\$11,750	3/5	\$5.4	2,180	Nov 2020	50
704N	\$5,500	2/3	\$5.0	1,092	Nov 2020	85
304N	\$5,300	2/3	\$5.0	1,053	Sep 2020	51
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH1-N	\$8,700,000	5/6	\$1,791.6	4856	Nov 2020	J ARTURO FRI...
LPH-N	\$20,000,000	6/8	\$1,987.1	10065	Jan 2021	N/A
302N	\$1,950,000	3/4	\$963.0	2025	Jan 2021	N/A
304N	\$1,050,000	2/3	\$997.2	1053	Jan 2021	DIDIER DOUC...
402S	\$3,500,000	5/6	\$886.1	3950	Jan 2021	SOUHEIL A AZ...
402S	\$22,000/mth	5/6	\$5.6	3950	Jan 2021	SOUHEIL A AZ...
502-S	\$3,550,000	5/6	\$925.0	3838	Jan 2021	Gregory John
703N	\$3,495,000	5/5	\$805.7	4338	Jan 2021	N/A
901S	\$5,500,000	5/6	\$1,183.6	4647	Nov 2020	N/A
1003N	\$5,500,000	5/7	\$1,144.2	4807	Nov 2020	N/A
1102S	\$4,650,000	4/5	\$1,312.1	3544	Jan 2021	N/A
1103N	\$4,495,000	5/7	\$875.5	5134	Jan 2021	N/A
1103S	\$20,000/mth	3/4	\$8.3	2404	Dec 2020	N/A
1403N	\$5,950,000	6/6	\$1,121.2	5307	Jan 2021	N/A
1601N	\$3,799,000	4/6	\$1,075.6	3532	Jan 2021	LIGHT BLUE I...
1702S	\$5,200,000	4/6	\$1,431.3	3633	Dec 2020	LUIZ TARCISI...
1901N	\$5,800,000	4/7	\$1,194.9	4854	Jan 2021	WALTER ALE...
1902N	\$6,500,000	5/7	\$1,246.9	5213	Jan 2021	N/A
2001S	\$7,800,000	5/6	\$1,530.3	5097	Nov 2020	N/A