



Grove at Grand Bay

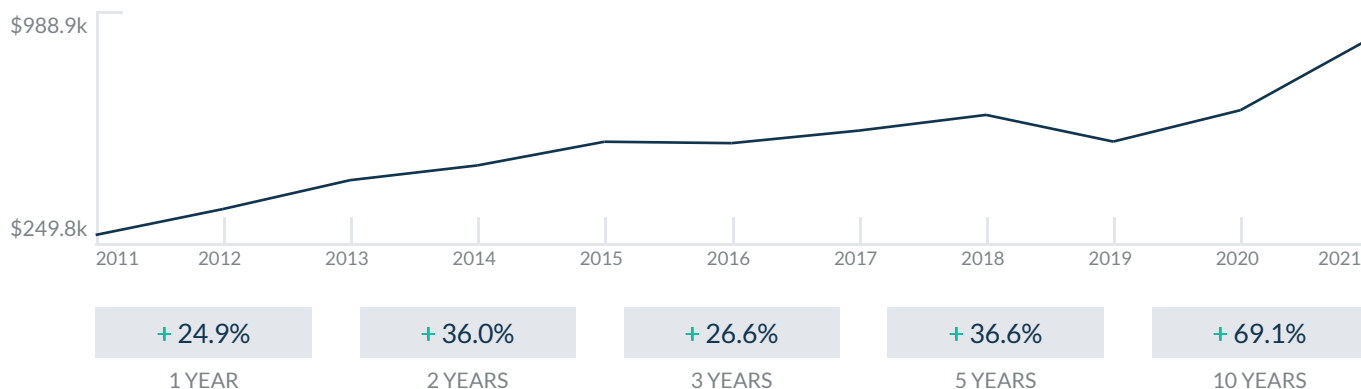
2669 S Bayshore Dr
Miami, FL 33133

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

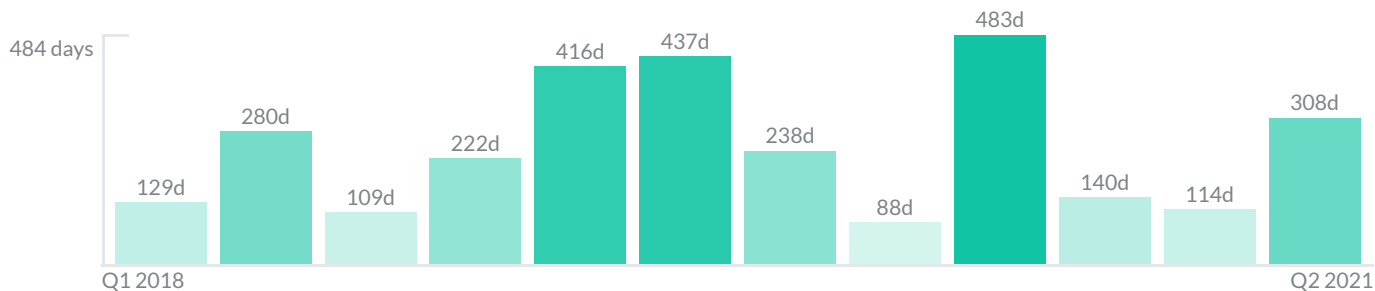
The property stats graph represents the median price evolution since ten years in your postal code area.



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

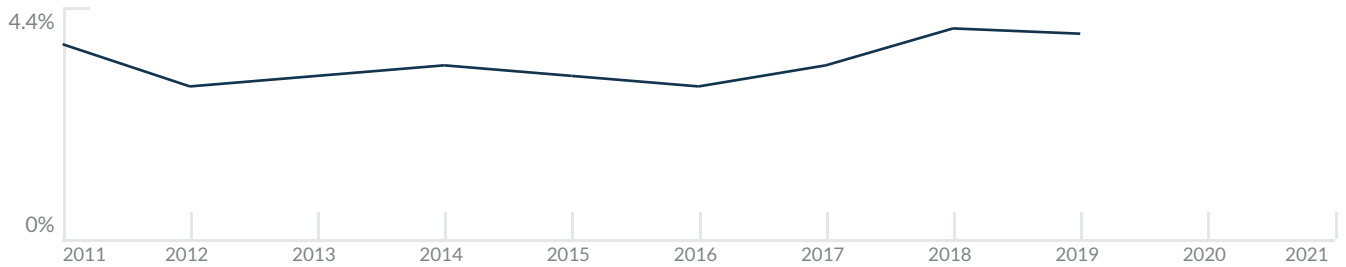
PER YEAR

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

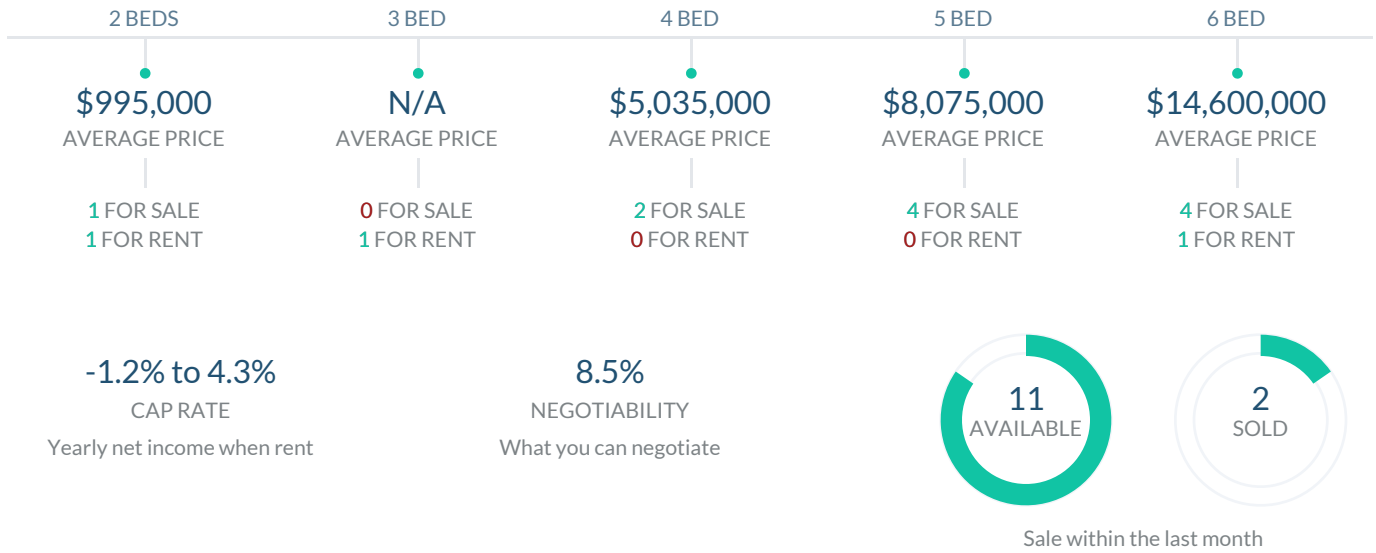
HIGH SCHOOL
Academy Of Arts & Minds

4/10

Insights

IN GROVE AT GRAND BAY

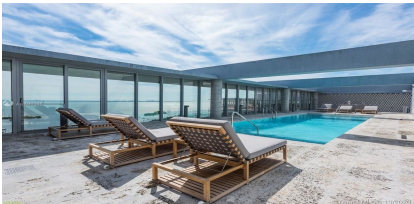

















Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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

 <p>\$8,500,000  </p> <p>UNIT 2001S SOLD MAY 2021</p>	 <p>\$4,495,000  </p> <p>UNIT 1103N SOLD MAY 2021</p>	 <p>\$950,000  </p> <p>UNIT 504N SOLD APR 2021</p>
 <p>\$4,990,000  </p> <p>UNIT 1702S SOLD APR 2021</p>	 <p>\$20,000  </p> <p>UNIT 1801N RENTED APR 2021</p>	 <p>\$3,250,000  </p> <p>UNIT 1001S SOLD MAR 2021</p>

Sold

LAST 20 PROPERTIES SOLD IN GROVE AT GRAND BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2001S	\$8,500,000	5/6	\$1,667.6	5,097	May 2021	195
1103N	\$4,495,000	5/7	\$875.5	5,134	May 2021	138
504N	\$950,000	2/3	\$884.5	1,074	Apr 2021	881
1702S	\$4,990,000	5/6	\$1,373.5	3,633	Apr 2021	18
1001S	\$3,250,000	5/6	\$825.7	3,936	Mar 2021	8
1902N	\$6,500,000	5/7	\$1,246.9	5,213	Feb 2021	219
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

Rented

LAST 20 PROPERTIES RENTED IN GROVE AT GRAND BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1801N	\$20,000	3/5	\$5.9	3,366	Apr 2021	3
402S	\$22,000	5/6	\$5.6	3,950	Jan 2021	60
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
LPH-N	\$20,000,000	6/8	\$1,987.1	10065	Feb 2021	N/A
LPHS	\$24,000,000	6/8	\$2,522.9	9513	Apr 2021	N/A
PH-01S	\$19,750,000	5/9	\$1,952.0	10118	May 2021	Jayme Halli
402S	\$3,500,000	5/6	\$886.1	3950	May 2021	SOUHEIL A AZ...
502-S	\$3,550,000	5/6	\$925.0	3838	Mar 2021	Gregory John
702-N	\$14,900/mth	3/4	\$8.1	1845	May 2021	N/A
704N	\$995,000	2/3	\$911.2	1092	May 2021	WILLIAM SCH...
704N	\$6,000/mth	2/3	\$5.5	1092	May 2021	WILLIAM SCH...
1003N	\$5,500,000	5/7	\$1,144.2	4807	Apr 2021	N/A
1102S	\$4,470,000	4/5	\$1,261.3	3544	Apr 2021	N/A
1403N	\$5,950,000	6/6	\$1,121.2	5307	Mar 2021	N/A
1701S	\$8,450,000	6/7	\$1,797.5	4701	May 2021	N/A
1703N	\$30,000/mth	6/6	\$5.6	5380	May 2021	N/A
1901N	\$5,600,000	4/7	\$1,153.7	4854	May 2021	WALTER ALE...