

Market Report

May, 2023



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

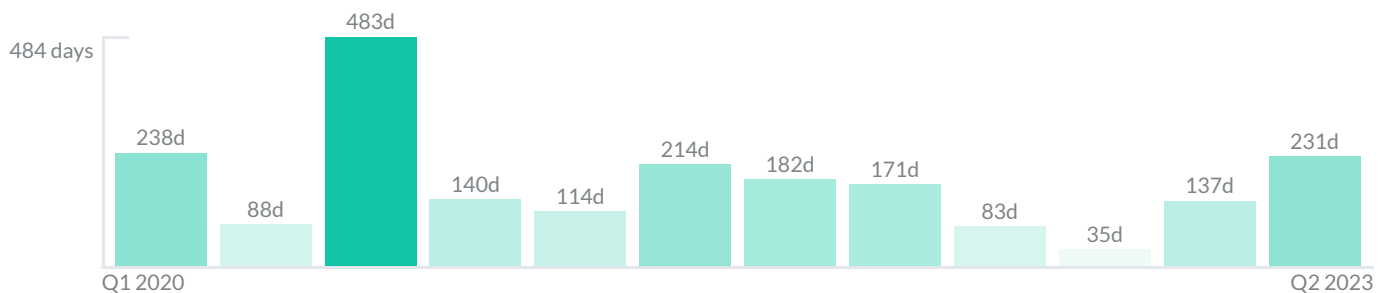
The property stats graph represents the median price evolution since ten years in your postal code area.



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

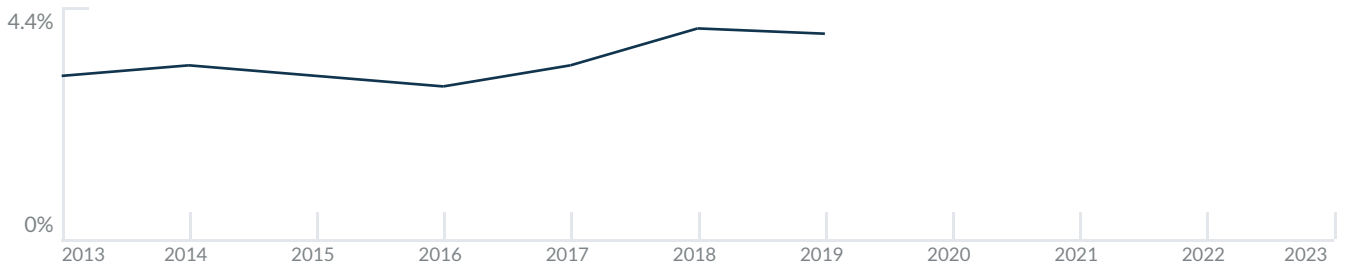
PER YEAR

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©

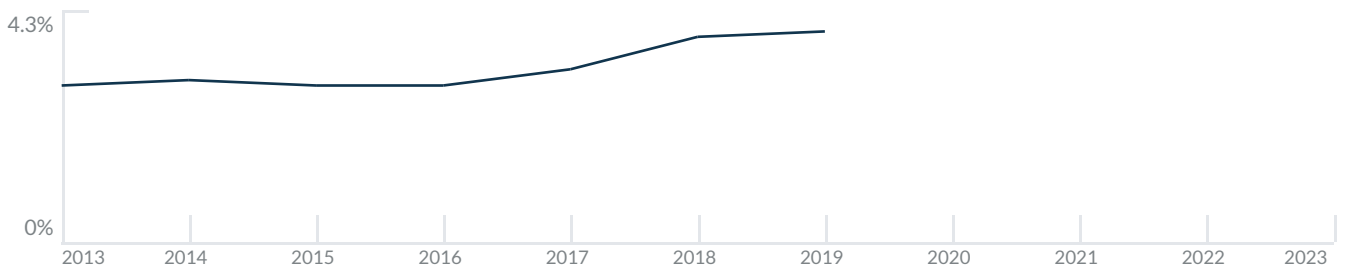
30 YEARS FIXED 4.4%



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

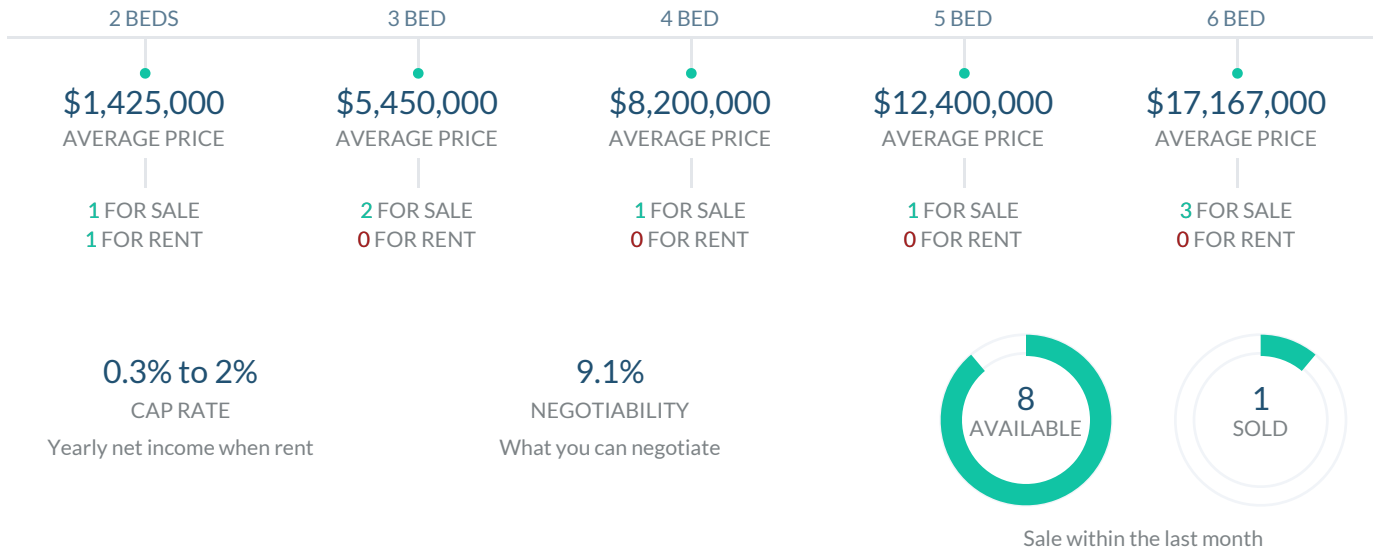
HIGH SCHOOL
Academy Of Arts & Minds

4/10

Insights

IN GROVE AT GRAND BAY

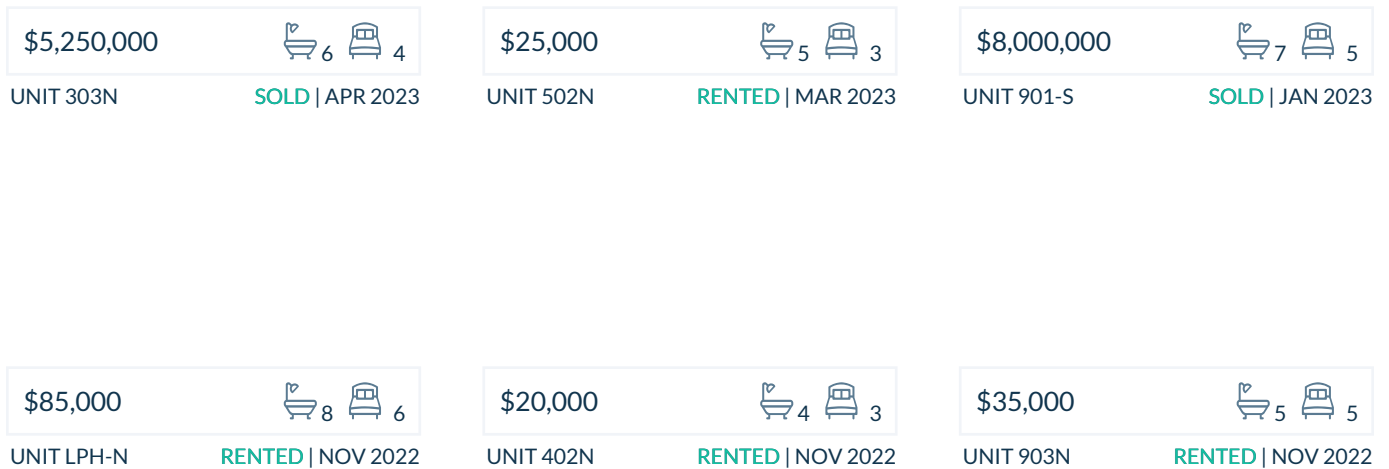
Below the average listing prices of available unit per property type.



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
303N	\$5,250,000	4/6	\$1,280.5	4,100	Apr 2023	231
901-S	\$8,000,000	5/7	\$1,721.5	4,647	Jan 2023	137
1902S	\$6,950,000	4/6	\$1,894.2	3,669	Apr 2022	54
1501N	\$5,300,000	4/6	\$1,576.9	3,361	Apr 2022	15
403S	\$2,700,000	3/4	\$1,335.3	2,022	Jan 2022	83
2001S	\$8,900,000	5/6	\$1,746.1	5,097	Nov 2021	133
1602-N	\$2,870,000	3/4	\$1,569.2	1,829	Nov 2021	12
502-S	\$3,550,000	5/6	\$925.0	3,838	Oct 2021	367
1102S	\$4,470,000	4/5	\$1,261.3	3,544	Sep 2021	709
702S	\$4,200,000	5/6	\$1,069.0	3,929	Sep 2021	34
603N	\$4,250,000	4/5	\$1,028.8	4,131	Aug 2021	34
503N	\$3,275,000	4/6	\$794.9	4,120	Aug 2021	59
402S	\$3,500,000	5/6	\$886.1	3,950	Jul 2021	211
1103S	\$3,650,000	3/4	\$1,381.0	2,643	Jul 2021	47
703N	\$3,495,000	5/5	\$805.7	4,338	Jun 2021	43
704N	\$995,000	2/3	\$911.2	1,092	Jun 2021	27
1003N	\$5,500,000	5/7	\$1,144.2	4,807	Jun 2021	268
1401N	\$3,575,000	3/5	\$1,063.0	3,363	Jun 2021	47
1601N	\$3,799,000	4/6	\$1,075.6	3,532	Jun 2021	306
2001S	\$8,500,000	5/6	\$1,667.6	5,097	May 2021	195

Rented

LAST 20 PROPERTIES RENTED IN GROVE AT GRAND BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
502N	\$25,000	3/5	\$13.0	1,922	Mar 2023	11
LPH-N	\$85,000	6/8	\$8.4	10,0...	Oct 2022	112
402N	\$20,000	3/4	\$10.2	1,957	Oct 2022	17
903N	\$35,000	5/5	\$8.3	4,206	Jul 2022	65
1403N	\$35,000	6/6	\$6.6	5,307	Feb 2022	140
1703N	\$30,000	6/6	\$5.6	5,380	Aug 2021	117
702-N	\$14,900	3/4	\$8.1	1,845	Jun 2021	17
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
LPH-N	\$19,000,000	6/8	\$1,887.7	10065	Nov 2022	N/A
LPHS	\$24,000,000	6/8	\$2,522.9	9513	Feb 2023	N/A
404N	\$13,500/mth	2/3	\$12.9	1050	Apr 2023	N/A
404N	\$1,425,000	2/3	\$1,357.1	1050	Apr 2023	N/A
1202N	\$3,400,000	3/4	\$1,928.5	1763	Apr 2023	ZAZAMIL HOL...
1403N	\$8,500,000	6/7	\$1,601.7	5307	Mar 2023	N/A
1603S	\$7,500,000	3/4	\$3,142.0	2387	Apr 2023	JEFF C TARR S...
1802S	\$12,400,000	5/7	\$2,562.0	4840	Apr 2023	RAJ K NOOYI I...
1901N	\$8,200,000	4/7	\$1,689.3	4854	Apr 2023	WALTER ALE...