

# Unit 2404 - Grand View Palace

2404 - 7601 E Treasure Dr, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11459710  
 Status: Active  
 Size: 705 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Street Parking  
 View:  
 List Price: \$369,000  
 List PPSF: \$523  
 Valuated Price: \$264,000  
 Valuated PPSF: \$374

*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: 513  
 Number of active listings for rent: 9  
 Number of active listings for sale: 15  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

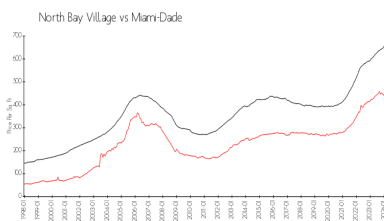
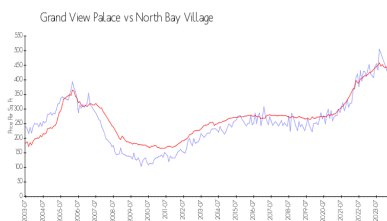
## Building Association Information

Grandview Palace Condominium Association, Inc  
 (305) 861-7512  
 managment office: (305) 861-7512

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
720	1,005 sq ft	Apr 2024	\$430,000	\$428
1210	1,030 sq ft	Apr 2024	\$480,000	\$466
1903	1,030 sq ft	Jan 2024	\$425,000	\$413
PH101	1,030 sq ft	Jan 2024	\$425,000	\$413
1102	1,030 sq ft	Dec 2023	\$420,000	\$408

## Market Information



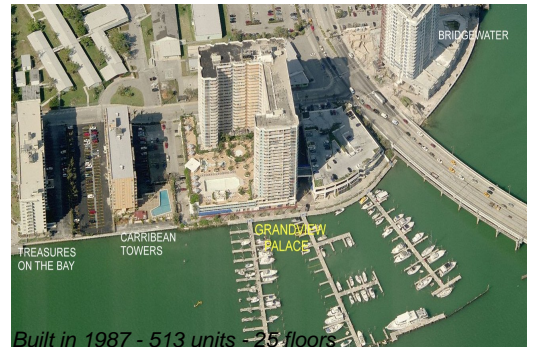
Grand View Palace: \$420/sq. ft.  
 North Bay Village: \$438/sq. ft.

North Bay Village: \$438/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Grand View Palace 3%  
 North Bay Village 3%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Grand View Palace  
North Bay Village  
Miami-Dade

69 days  
90 days  
81 days