

Unit 2311 - Grand View Palace

2311 - 7601 E Treasure Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number: A11474089
 Status: Active
 Size: 1,061 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$475,000
 List PPSF: \$448
 Valuated Price: \$438,000
 Valuated PPSF: \$413

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

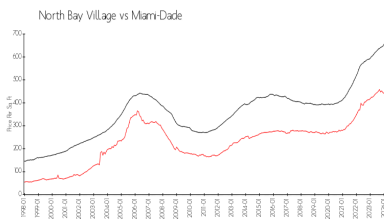
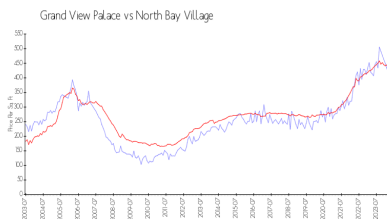
Building Association Information

Grandview Palace Condominium Association, Inc
 (305) 861-7512
 management 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.

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 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