

Unit 721 - Grand View Palace

721 - 7601 E Treasure Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number: A11520734
 Status: Active
 Size: 1,030 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Other Parking
 View:
 List Price: \$450,000
 List PPSF: \$437
 Valuated Price: \$380,000
 Valuated PPSF: \$369

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

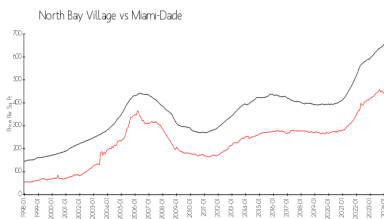
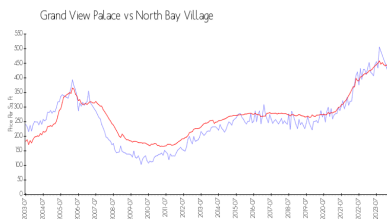
Building Association Information

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