

# Unit 1402 - Grand View Palace

1402 - 7601 E Treasure Dr, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11543884
Status:	Active
Size:	1,030 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$475,000
List PPSF:	\$461
Valuated Price:	\$352,000
Valuated PPSF:	\$342

*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:	15
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

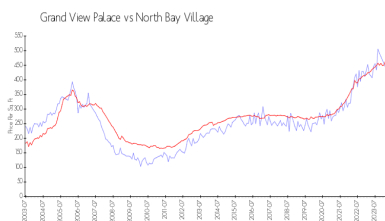
## Building Association Information

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

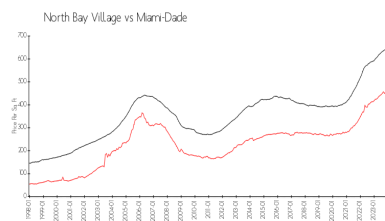
## Recent Sales

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: \$423/sq. ft.  
North Bay Village: \$461/sq. ft.



North Bay Village: \$461/sq. ft.  
Miami-Dade: \$698/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	59 days
North Bay Village	89 days
Miami-Dade	81 days