

Unit PH206 - Grand View Palace

PH206 - 7601 E Treasure Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11580687
Status:	Active
Size:	1,030 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$899,000
List PPSF:	\$873
Valuated Price:	\$506,000
Valuated PPSF:	\$491

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:	22
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

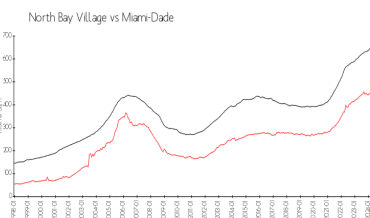
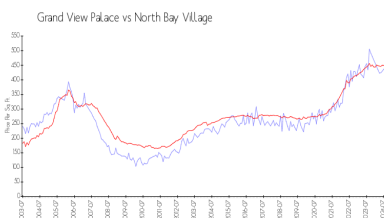
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
721	1,030 sq ft	Aug 2024	\$400,000	\$388
1714	1,030 sq ft	May 2024	\$425,000	\$413
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

Market Information



Grand View Palace: \$442/sq. ft.
North Bay Village: \$450/sq. ft.

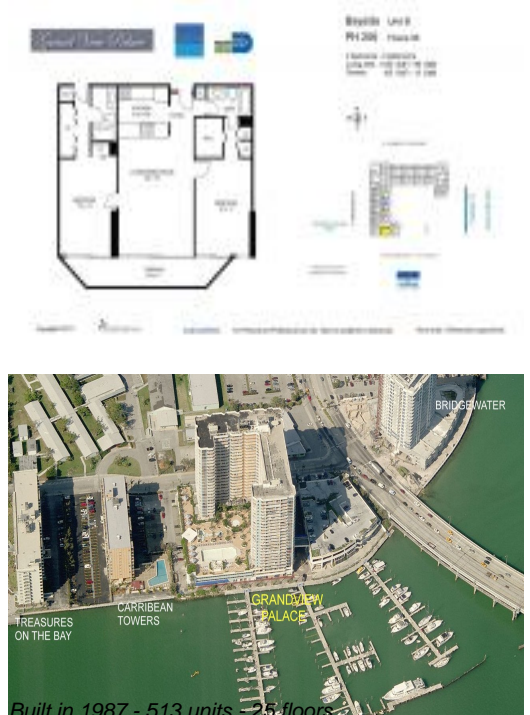
North Bay Village: \$450/sq. ft.
Miami-Dade: \$696/sq. ft.

Inventory for Sale

Grand View Palace	4%
North Bay Village	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Grand View Palace	78 days
North Bay Village	92 days



Miami-Dade

85 days