

Unit 2121 - Grand View Palace

2121 - 7601 E Treasure Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number: A11610812
 Status: Active
 Size: 1,030 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking
 View:
 List Price: \$499,999
 List PPSF: \$485
 Valuated Price: \$460,000
 Valuated PPSF: \$447

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: 20
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

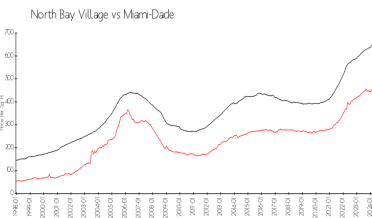
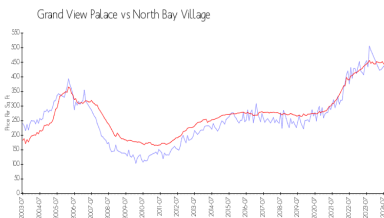
Building Association Information

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: \$446/sq. ft.

North Bay Village: \$446/sq. ft.
 Miami-Dade: \$697/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	73 days
North Bay Village	97 days
Miami-Dade	84 days