

Unit 2418 - Grand View Palace

2418 - 7601 E Treasure Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number: A11660051
 Status: Active
 Size: 1,390 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$739,000
 List PPSF: \$532
 Valuated Price: \$818,000
 Valuated PPSF: \$588

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: 30
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

Building Association Information

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

Recent Sales

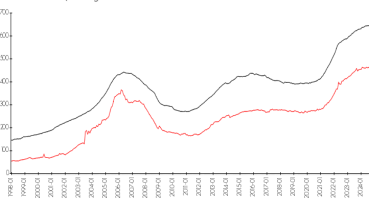
Unit #	Size	Closing Date	Sale Price	PPSF
2223	1,030 sq ft	Jan 2025	\$445,000	\$432
2121	1,030 sq ft	Dec 2024	\$478,000	\$464
1216	1,030 sq ft	Nov 2024	\$390,000	\$379
721	1,030 sq ft	Aug 2024	\$400,000	\$388
1714	1,030 sq ft	May 2024	\$425,000	\$413

Market Information

Grand View Palace vs North Bay Village



North Bay Village vs Miami-Dade



Grand View Palace: \$457/sq. ft.
 North Bay Village: \$457/sq. ft.

North Bay Village: \$457/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Grand View Palace: 6%
 North Bay Village: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Grand View Palace: 72 days
 North Bay Village: 85 days
 Miami-Dade: 90 days

