

Unit 2421 - Grand View Palace

2421 - 7601 E Treasure Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number: A11675370
 Status: Active
 Size: 1,030 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$431,000
 List PPSF: \$418
 Valuated Price: \$446,000
 Valuated PPSF: \$433

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: 8
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

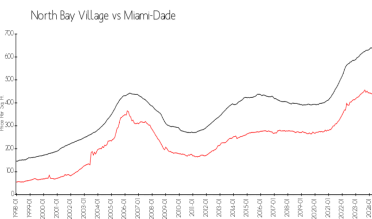
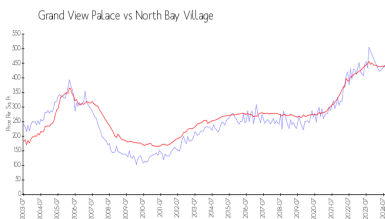
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
720	1,005 sq ft	Apr 2024	\$430,000	\$428
1210	1,030 sq ft	Apr 2024	\$480,000	\$466

Market Information



Grand View Palace: \$417/sq. ft.
 North Bay Village: \$435/sq. ft.

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 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Grand View Palace: 6%
 North Bay Village: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Grand View Palace: 97 days
 North Bay Village: 85 days
 Miami-Dade: 86 days

