

Unit 704 - Grand View Palace

704 - 7601 E Treasure Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11692074
Status:	Active
Size:	1,030 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$395,000
List PPSF:	\$383
Valuated Price:	\$354,000
Valuated PPSF:	\$344

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

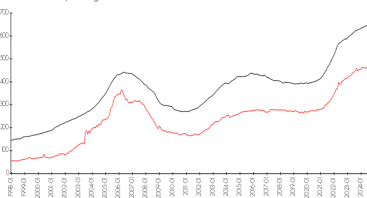
Unit #	Size	Closing Date	Sale Price	PPSF
2223	1,030 sq ft	Jan 2025	\$445,000	\$432
2121	1,030 sq ft	Dec 2024	\$478,000	\$464
1216	1,030 sq ft	Nov 2024	\$390,000	\$379
721	1,030 sq ft	Aug 2024	\$400,000	\$388
1714	1,030 sq ft	May 2024	\$425,000	\$413

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	83 days
Miami-Dade	91 days

