

Unit 406 - Grand View Palace

406 - 7601 E Treasure Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11913946
Status:	Active
Size:	1,030 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$399,000
List PPSF:	\$387
Valuated Price:	\$328,000
Valuated PPSF:	\$318

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:	36
Building inventory for sale:	7%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	6

Building Association Information

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

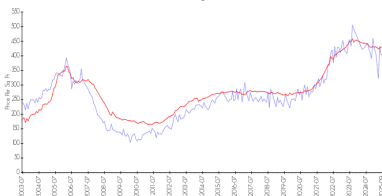
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Recent Sales

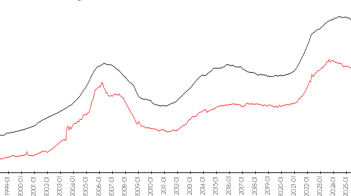
Unit #	Size	Closing Date	Sale Price	PPSF
1517	1,030 sq ft	Dec 2025	\$373,000	\$362
512	1,030 sq ft	Nov 2025	\$320,000	\$311
2018	1,061 sq ft	Nov 2025	\$475,000	\$448
1214	1,030 sq ft	Oct 2025	\$395,000	\$383
1622	1,030 sq ft	Oct 2025	\$510,000	\$495
824	1,030 sq ft	Oct 2025	\$340,000	\$330

Market Information

Grand View Palace vs North Bay Village



North Bay Village vs Miami-Dade



Grand View Palace:	\$356/sq. ft.	North Bay Village:	\$431/sq. ft.
North Bay Village:	\$431/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Grand View Palace	7%
North Bay Village	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Grand View Palace	95 days
North Bay Village	85 days
Miami-Dade	77 days