

Unit 2109 - Grand View Palace

2109 - 7601 E Treasure Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number: A11919553
 Status: Active
 Size: 1,030 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$458,000
 List PPSF: \$445
 Valuated Price: \$371,000
 Valuated PPSF: \$360

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

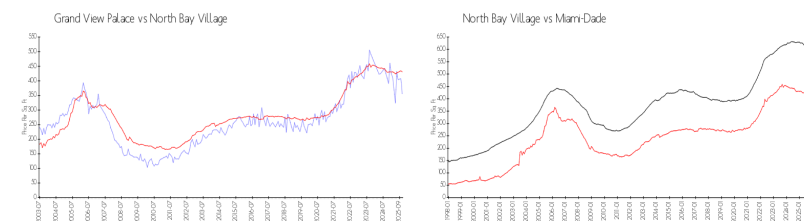
Grandview Palace Condominium Association, Inc
 (305) 861-7512
 managment office: (305) 861-7512

<https://>

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

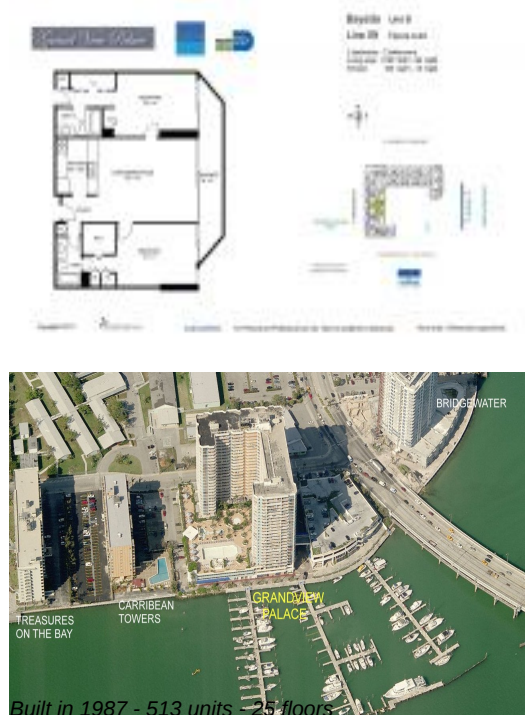
Market Information



Grand View Palace: \$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