

# Unit 2404 - Grand View Palace

2404 - 7601 E Treasure Dr, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11459710
Status:	Active
Size:	705 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Street Parking
View:	
List Price:	\$369,000
List PPSF:	\$523
Valuated Price:	\$257,000
Valuated PPSF:	\$365

*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:	17
Building inventory for sale:	3%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

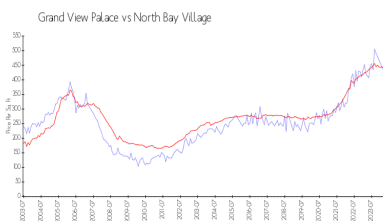
## Building Association Information

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

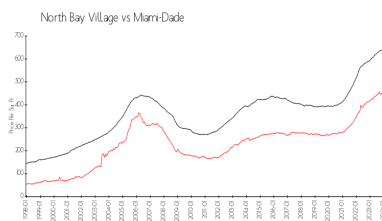
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1903	1,030 sq ft	Jan 2024	\$425,000	\$413
PH101	1,030 sq ft	Jan 2024	\$425,000	\$413

## Market Information



Grand View Palace: \$408/sq. ft.  
North Bay Village: \$440/sq. ft.



North Bay Village: \$440/sq. ft.  
Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Grand View Palace	3%
North Bay Village	3%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Grand View Palace	62 days
North Bay Village	91 days
Miami-Dade	81 days