

# Unit 505 - Grand View Palace

505 - 7601 E Treasure Dr, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11463513  
 Status: Active  
 Size: 1,061 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$420,000  
 List PPSF: \$396  
 Valuated Price: \$405,000  
 Valuated PPSF: \$382

*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: 16  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

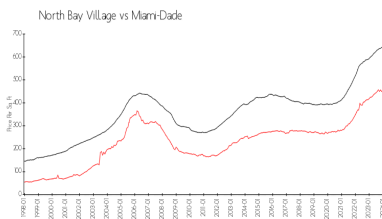
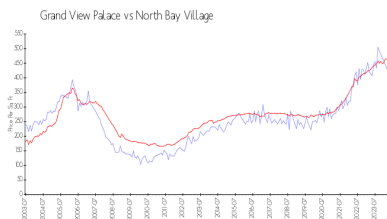
## Building Association Information

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



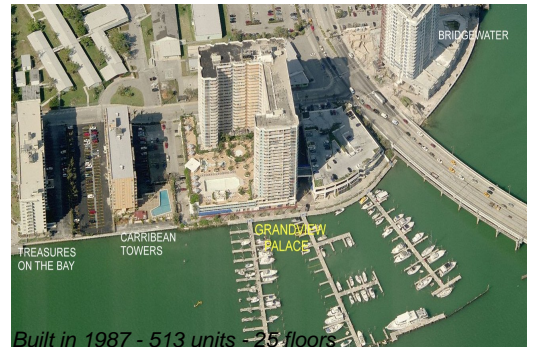
Grand View Palace: \$423/sq. ft.  
 North Bay Village: \$465/sq. ft.

North Bay Village: \$465/sq. ft.  
 Miami-Dade: \$695/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  
North Bay Village  
Miami-Dade

56 days  
87 days  
81 days