



The Grand View Palace

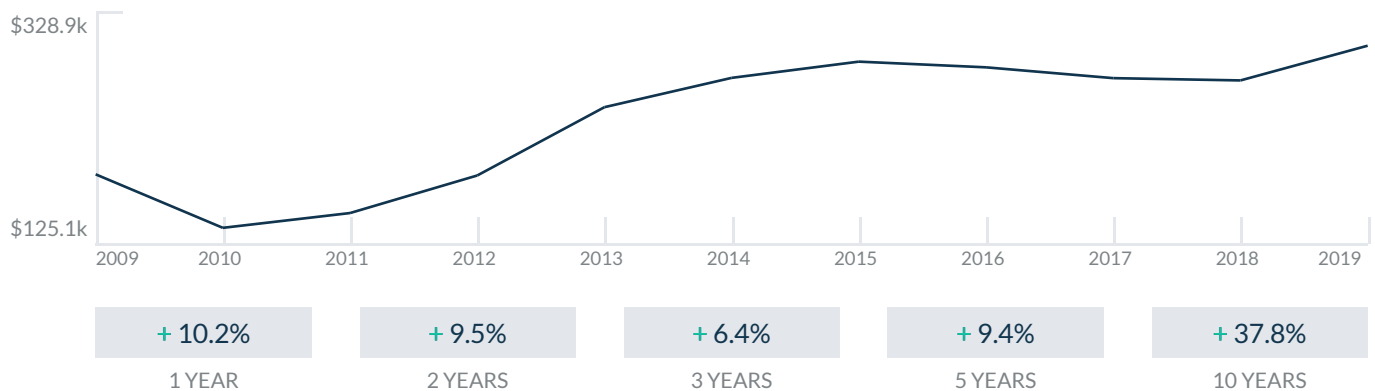
7601 E Treasure Dr
North Bay Village, FL 33141

Every month we compile this comprehensive market report focus on The Grand View Palace in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website grandviewpalacecondosforsale.com.

Property Stats

POSTAL CODE 33141

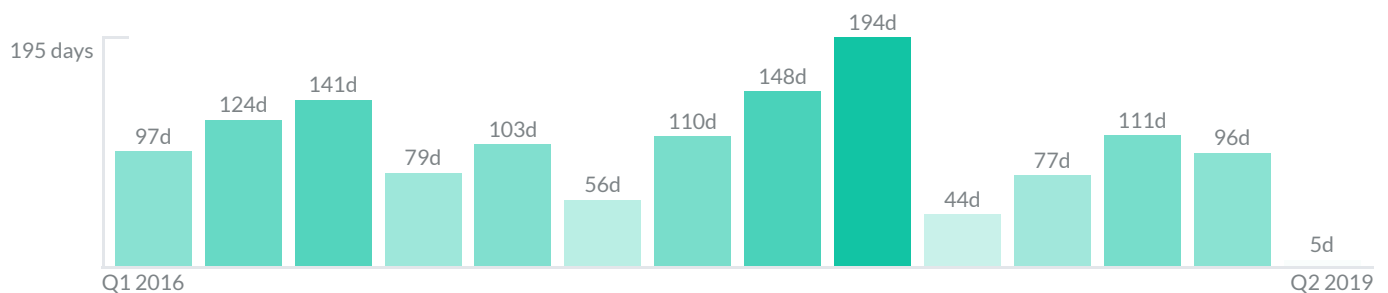
The property stats graph represents the median price evolution since ten years in your postal code area.



Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



Mortgage Rates

PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL
Mater Academy Miami Beach
8/10

MIDDLE SCHOOL
Miami Arts Charter School
10/10

HIGH SCHOOL
Design & Architecture Senior High School
10/10

Insights

IN THE GRAND VIEW PALACE

Below the average listing prices of available unit per property type.

STUDIO

\$290,000
AVERAGE PRICE

2 FOR SALE
0 FOR RENT

1 BED

\$233,000
AVERAGE PRICE

3 FOR SALE
1 FOR RENT

2 BEDS

\$304,000
AVERAGE PRICE

39 FOR SALE
15 FOR RENT

-4.3% to 4.4%

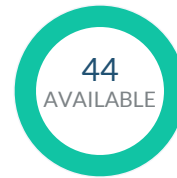
CAP RATE

Yearly net income when rent

2.9%

NEGOTIABILITY

What you can negotiate



Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for The Grand View Palace



\$1,800



UNIT 1005

RENTED | MAR 2019



\$2,350



UNIT 2112

RENTED | FEB 2019



\$2,200



UNIT 1123

RENTED | APR 2019



\$1,850



UNIT 2104

RENTED | FEB 2019



\$2,000



UNIT 1912

RENTED | JAN 2019



\$1,850



UNIT 821

RENTED | MAR 2019

Sold

LAST 20 PROPERTIES SOLD IN THE GRAND VIEW PALACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2022	\$200,000	2/2	\$194.2	1,030	Apr 2019	5
2116	\$320,000	2/2	\$310.7	1,030	Mar 2019	218
421	\$225,000	2/2	\$218.4	1,030	Mar 2019	60
618	\$250,000	2/2	\$235.6	1,061	Mar 2019	326
2222	\$280,000	2/2	\$271.8	1,030	Mar 2019	59
410	\$214,900	2/2	\$208.6	1,030	Mar 2019	31
PH-114	\$268,000	2/2	\$260.2	1,030	Mar 2019	14
917	\$259,500	2/2	\$251.9	1,030	Feb 2019	43
416	\$259,000	2/2	\$251.5	1,030	Feb 2019	75
1916	\$279,000	2/2	\$270.9	1,030	Feb 2019	123
PH114	\$265,000	2/2	\$257.3	1,030	Jan 2019	8
1524	\$259,000	2/2	\$251.5	1,030	Dec 2018	209
2202	\$254,000	2/2	N/A	N/A	Dec 2018	100
817	\$259,000	2/2	\$251.5	1,030	Dec 2018	72
1402	\$220,000	2/2	\$213.6	1,030	Dec 2018	231
704	\$189,900	2/2	\$184.4	1,030	Dec 2018	45
809	\$260,000	2/2	\$252.4	1,030	Oct 2018	117
1602	\$259,000	2/2	\$251.5	1,030	Oct 2018	67
PH208	\$279,900	2/2	\$271.7	1,030	Oct 2018	50
1911	\$299,998	2/2	\$282.8	1,061	Sep 2018	132

Rented

LAST 20 PROPERTIES RENTED IN THE GRAND VIEW PALACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1123	\$2,200	2/2	\$2.1	1,030	Apr 2019	5
2104	\$1,850	2/2	\$1.8	1,030	Apr 2019	74
1912	\$2,000	2/2	\$1.9	1,030	Apr 2019	83
821	\$1,850	2/2	\$1.8	1,030	Apr 2019	20
2016	\$2,600	2/2	\$2.5	1,030	Apr 2019	107
2221	\$1,900	2/2	\$1.8	1,030	Apr 2019	77
607	\$1,900	2/2	\$1.8	1,061	Apr 2019	60
416	\$2,000	2/2	\$1.9	1,030	Apr 2019	24
1518	\$2,300	2/2	\$2.2	1,061	Mar 2019	81
1716	\$1,950	2/2	\$1.9	1,030	Mar 2019	67
403	\$1,650	2/2	\$1.6	1,030	Mar 2019	103
615	\$1,850	2/2	\$1.8	1,030	Feb 2019	99
1217	\$2,100	2/2	\$2.0	1,030	Feb 2019	144
1205	\$1,900	2/2	\$1.8	1,061	Feb 2019	41
PH222	\$2,499	2/2	\$2.4	1,030	Jan 2019	60
1203	\$1,900	2/2	\$1.8	1,030	Jan 2019	94
823	\$1,900	2/2	\$1.8	1,030	Jan 2019	35
1423	\$1,950	2/2	\$1.9	1,030	Jan 2019	33
2224	\$1,750	2/2	\$1.7	1,030	Jan 2019	215
801	\$1,750	2/2	\$1.7	1,030	Dec 2018	235

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
CU-6	\$399,000	0/0	\$1,064.0	375	Jul 2018	N/A
Overs...	\$319,850	2/2	\$235.2	1360	Sep 2018	N/A
PH208	\$2,200/mth	2/2	\$2.1	1030	Oct 2018	N/A
N/A	\$180,000	0/0	N/A	N/A	Jan 2019	N/A
PH212	\$399,000	2/2	\$387.4	1030	Jan 2019	N/A
406	\$242,000	2/2	\$235.0	1030	Jan 2019	N/A
411	\$319,900	2/2	\$301.5	1061	Sep 2018	N/A
511	\$305,000	2/2	\$287.5	1061	Aug 2018	CHRIS DASCA...
519	\$238,996	1/1	\$339.0	705	Apr 2018	WELLS FARG...
522	\$246,000	2/2	\$238.8	1030	Jan 2019	N/A
612	\$254,900	2/2	\$247.5	1030	Apr 2019	N/A
702	\$265,000	2/2	\$257.3	1030	Mar 2019	N/A
702	\$265,000	2/2	\$257.3	1030	May 2019	N/A
707	\$368,995	2/2	\$347.8	1061	Jun 2018	N/A
803	\$259,000	2/2	\$251.5	1030	Apr 2019	N/A
803	\$1,950/mth	2/2	\$1.9	1030	Apr 2019	N/A
819	\$284,900	2/2	\$276.6	1030	Nov 2017	N/A
821	\$289,000	2/2	\$262.7	1100	Mar 2019	N/A
909	\$2,100/mth	2/2	\$2.0	1030	Apr 2019	N/A
915	\$2,050/mth	2/2	\$2.0	1030	Feb 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
918	\$1,795/mth	2/2	\$1.7	1061	Apr 2019	N/A
918	\$285,000	2/2	\$268.6	1061	Apr 2019	N/A
922	\$299,000	2/2	\$290.3	1030	Jan 2019	N/A
1001	\$315,000	2/2	\$305.8	1030	Mar 2017	N/A
1012	\$325,000	2/2	\$315.5	1030	May 2016	N/A
1012	\$2,150/mth	2/2	\$2.1	1030	Aug 2017	N/A
1015	\$279,000	2/2	\$270.9	1030	Feb 2019	N/A
1020	\$430,000	2/2	\$330.8	1300	Dec 2017	NENAD STEF...
1021	\$1,950/mth	2/2	\$1.9	1030	Feb 2019	N/A
1021	\$265,000	2/2	\$257.3	1030	Feb 2019	N/A
1101	\$225,000	1/1	\$319.1	705	Jan 2019	N/A
1107	\$1,975/mth	2/2	\$1.9	1061	Mar 2019	N/A
1109	\$2,050/mth	2/2	\$2.0	1030	Mar 2019	N/A
1208	\$309,000	2/2	\$300.0	1030	Mar 2017	N/A
1415	\$300,000	2/2	\$291.3	1030	Aug 2018	N/A
1508	\$290,000	2/2	\$281.6	1030	Aug 2018	VLADIMIR TU...
1509	\$1,950/mth	2/2	\$1.9	1030	Apr 2019	N/A
1601	\$2,000/mth	2/2	\$1.9	1030	Apr 2019	N/A
1701	\$245,000	2/2	\$237.9	1030	Jun 2017	N/A
1704	\$235,000	1/1	\$333.3	705	Jan 2019	N/A

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1706	\$264,000	2/2	\$256.3	1030	Mar 2019	N/A
1806	\$266,000	2/2	\$258.3	1030	Apr 2017	N/A
1806	\$1,900/mth	2/2	N/A	N/A	Apr 2019	N/A
1811	\$364,000	2/2	\$343.1	1061	Feb 2019	N/A
1812	\$275,000	2/2	N/A	N/A	Feb 2019	N/A
1902	\$249,900	2/2	\$242.6	1030	Jan 2019	N/A
1918	\$375,000	2/2	N/A	N/A	Apr 2019	N/A
1924	\$330,000	2/2	\$320.4	1030	Oct 2018	N/A
2102	\$230,000	2/2	\$223.3	1030	Jul 2018	GLENN DAVIS
2203	\$295,000	2/2	\$268.2	1100	Mar 2019	N/A
2205	\$430,000	2/2	\$330.8	1300	Apr 2018	NENAD STEF...
2212	\$289,000	2/2	\$280.6	1030	Feb 2019	N/A
2214	\$2,150/mth	2/2	\$2.1	1030	Apr 2019	N/A
2216	\$349,000	2/2	\$338.8	1030	Nov 2018	N/A
2224	\$269,000	2/2	\$261.2	1030	Feb 2019	N/A
2301	\$388,395	2/2	\$377.1	1030	Dec 2018	N/A
2306	\$316,000	2/2	\$306.8	1030	Jan 2019	N/A
2410	\$2,500/mth	2/2	\$2.4	1030	Apr 2019	N/A
2416	\$1,900/mth	2/2	\$1.8	1030	May 2019	N/A
2419	\$1,950/mth	1/1	\$2.8	705	Apr 2019	N/A