

# Market Report

June, 2019



## 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 data 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](http://grandviewpalacecondosforsale.com).

## Property Stats

POSTAL CODE 33141

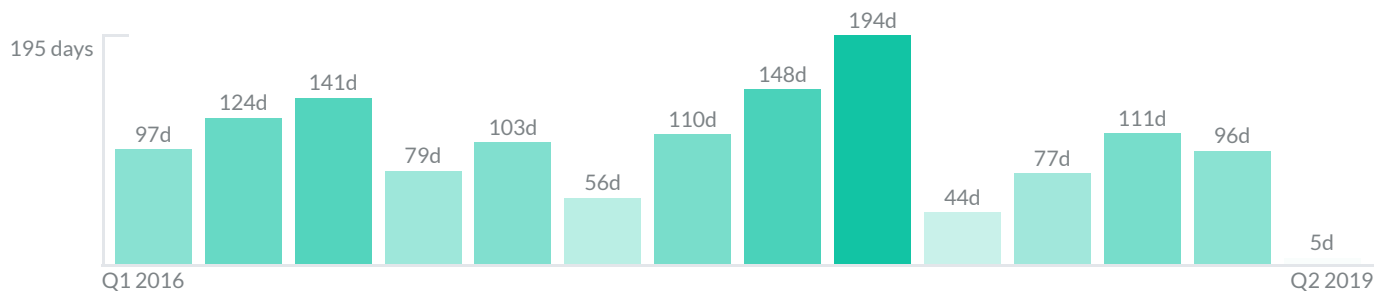
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

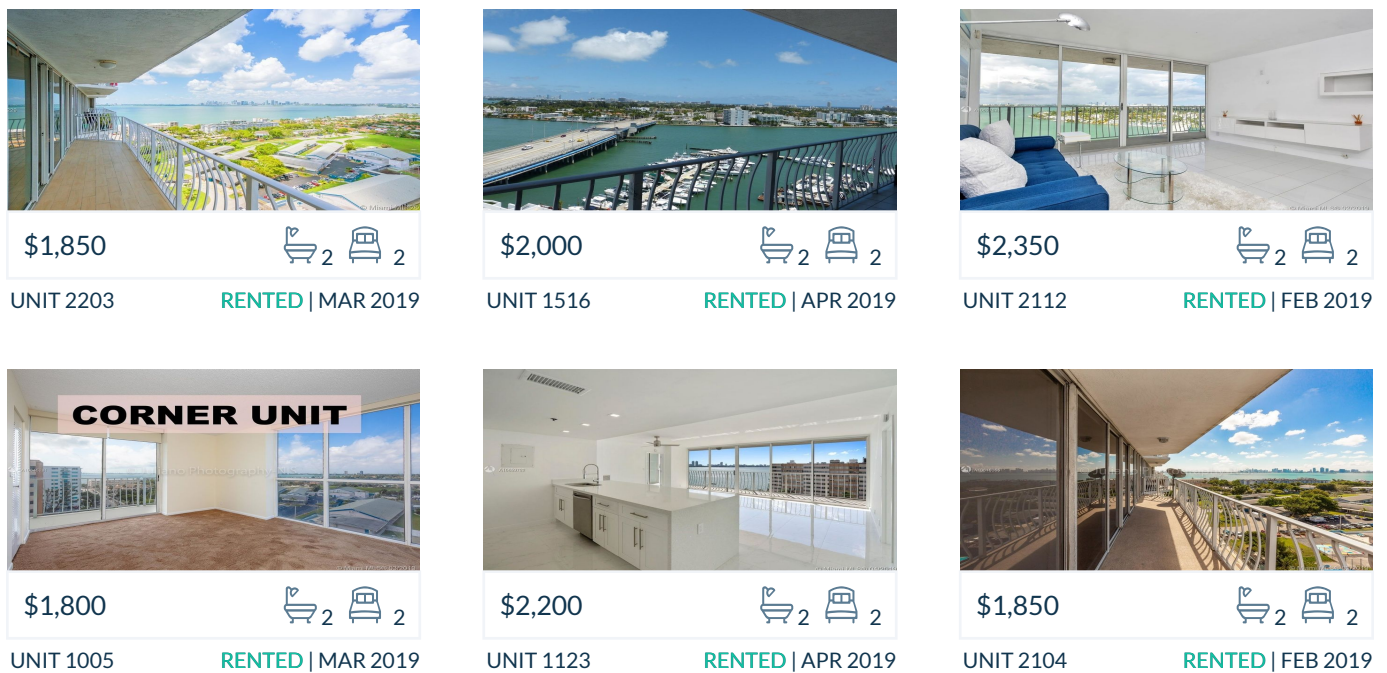
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

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



## 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 |
|-------|---------|------------|---------|-------|-------------|----------------|
| 2203  | \$1,850 | 2/2        | \$1.8   | 1,030 | May 2019    | 48             |
| 1516  | \$2,000 | 2/2        | \$1.9   | 1,030 | May 2019    | 17             |
| 2112  | \$2,350 | 2/2        | \$2.3   | 1,030 | May 2019    | 40             |
| 1005  | \$1,800 | 2/2        | \$1.7   | 1,061 | May 2019    | 36             |
| 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             |

## Currently Listed

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ACTIVE LISTINGS 1/4

| 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            |
| PH112    | \$1,850/mth | 2/2        | \$1.8     | 1030 | May 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 | May 2019     | N/A            |
| 707      | \$359,996   | 2/2        | \$339.3   | 1061 | Jun 2018     | N/A            |
| 712      | \$289,990   | 2/2        | \$281.5   | 1030 | May 2019     | 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            |

## Currently Listed

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ACTIVE LISTINGS 2/4

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner          |
|------|-------------|------------|---------|------|--------------|----------------|
| 915  | \$2,050/mth | 2/2        | \$2.0   | 1030 | Feb 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 | \$2,150/mth | 2/2        | \$2.1   | 1030 | Aug 2017     | N/A            |
| 1014 | \$2,050/mth | 2/2        | \$2.0   | 1030 | May 2019     | 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            |
| 1109 | \$2,050/mth | 2/2        | \$2.0   | 1030 | Mar 2019     | N/A            |
| 1122 | \$2,100/mth | 2/2        | \$2.0   | 1030 | May 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 | \$285,000   | 2/2        | \$276.7 | 1030 | Aug 2018     | VLADIMIR TU... |
| 1601 | \$2,000/mth | 2/2        | \$1.9   | 1030 | Apr 2019     | N/A            |
| 1616 | \$2,100/mth | 2/2        | \$2.0   | 1030 | May 2019     | N/A            |
| 1619 | \$339,000   | 2/2        | \$329.1 | 1030 | May 2019     | N/A            |
| 1701 | \$245,000   | 2/2        | \$237.9 | 1030 | Jun 2017     | N/A            |

## Currently Listed

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ACTIVE LISTINGS 3/4

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner         |
|------|-------------|------------|---------|------|--------------|---------------|
| 1704 | \$235,000   | 1/1        | \$333.3 | 705  | Jan 2019     | N/A           |
| 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 | \$359,000   | 2/2        | \$338.4 | 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           |
| 2003 | \$195,000   | 1/1        | \$276.6 | 705  | Apr 2019     | N/A           |
| 2016 | \$2,700/mth | 2/2        | \$2.6   | 1030 | May 2019     | N/A           |
| 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 | \$2,050/mth | 2/2        | \$2.0   | 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 | \$388,393   | 2/2        | \$377.1 | 1030 | Dec 2018     | N/A           |
| 2306 | \$316,000   | 2/2        | \$306.8 | 1030 | Jan 2019     | N/A           |
| 2416 | \$1,900/mth | 2/2        | \$1.8   | 1030 | May 2019     | N/A           |



## Currently Listed

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ACTIVE LISTINGS 4/4

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|-------|
| 2419 | \$1,750/mth | 1/1        | \$2.5   | 705  | Apr 2019     | N/A   |