



The Grand View Palace

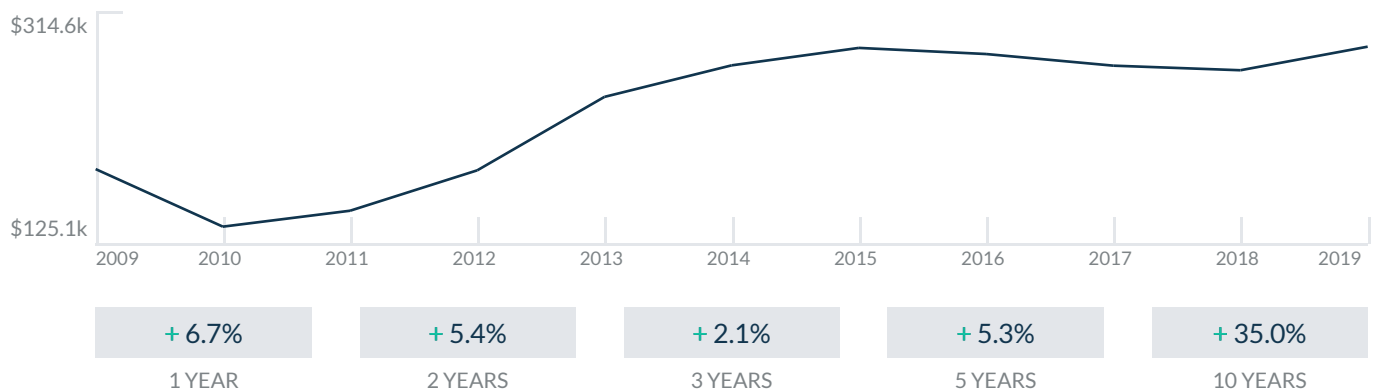
7601 E Treasure Dr
North Bay Village, FL 33141

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.

Property Stats

POSTAL CODE 33141

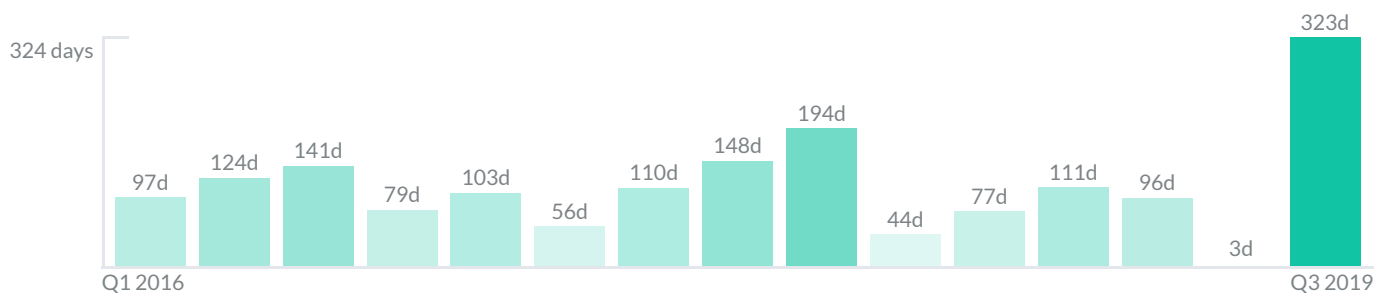
The property stats graph represents the median price evolution since ten years in your postal code area.



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.

1 BED

\$223,000
AVERAGE PRICE

4 FOR SALE
0 FOR RENT

2 BEDS

\$308,000
AVERAGE PRICE

28 FOR SALE
15 FOR RENT

-4.4% to 5%

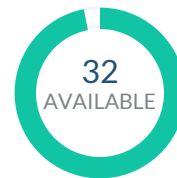
CAP RATE

Yearly net income when rent

2.4%

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



\$339,000



UNIT 1619

SOLD | MAY 2019



\$1,950



UNIT 2307

RENTED | JUL 2019



\$2,100



UNIT 1122

RENTED | MAY 2019



\$2,100



UNIT 608

RENTED | JUL 2019



\$1,750



UNIT 803

RENTED | APR 2019



\$1,950



UNIT 717

RENTED | JUL 2019

Sold

LAST 20 PROPERTIES SOLD IN THE GRAND VIEW PALACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1619	\$339,000	2/2	\$329.1	1,030	Aug 2019	64
1806	\$266,000	2/2	\$258.3	1,030	Jul 2019	787
2102	\$230,000	2/2	\$223.3	1,030	Jul 2019	346
1706	\$264,000	2/2	\$256.3	1,030	Jul 2019	96
PH217	\$275,000	2/2	\$267.0	1,030	Jun 2019	1
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

Rented

LAST 20 PROPERTIES RENTED IN THE GRAND VIEW PALACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2307	\$1,950	2/2	\$1.8	1,061	Aug 2019	31
1122	\$2,100	2/2	\$2.0	1,030	Aug 2019	75
608	\$2,100	2/2	\$2.0	1,030	Aug 2019	29
803	\$1,750	2/2	\$1.7	1,030	Aug 2019	97
717	\$1,950	2/2	\$1.9	1,030	Aug 2019	30
2416	\$1,900	2/2	\$1.8	1,030	Jul 2019	69
2214	\$1,975	2/2	\$1.9	1,030	Jul 2019	99
2414	\$1,900	2/2	\$1.8	1,030	Jul 2019	8
1014	\$2,050	2/2	\$2.0	1,030	Jul 2019	43
915	\$2,050	2/2	\$2.0	1,030	Jul 2019	137
2016	\$2,400	2/2	\$2.3	1,030	Jul 2019	52
PH217	\$1,900	2/2	\$1.8	1,030	Jul 2019	18
618	\$1,800	2/2	\$1.7	1,061	Jul 2019	18
814	\$1,650	2/2	\$1.6	1,030	Jul 2019	11
1601	\$2,000	2/2	\$1.9	1,030	Jun 2019	55
2419	\$1,750	1/1	\$2.5	705	Jun 2019	68
903	\$1,450	1/1	\$1.6	900	Jun 2019	7
1107	\$1,975	2/2	\$1.9	1,061	Jun 2019	88
1509	\$1,950	2/2	\$1.9	1,030	Jun 2019	24
918	\$1,795	2/2	\$1.7	1,061	May 2019	57

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
Overs...	\$319,850	2/2	\$235.2	1360	Sep 2018	N/A
PH212	\$399,000	2/2	\$387.4	1030	Jan 2019	N/A
411	\$339,000	2/2	\$319.5	1061	Sep 2018	N/A
511	\$305,000	2/2	\$287.5	1061	Aug 2018	CHRIS DASCA...
514	\$2,000/mth	2/2	\$1.9	1030	Aug 2019	N/A
519	\$238,996	1/1	\$339.0	705	Apr 2018	WELLS FARG...
606	\$225,000	2/2	\$218.4	1030	Jul 2019	N/A
608	\$308,000	2/2	\$299.0	1030	Jun 2019	N/A
612	\$235,000	2/2	\$228.2	1030	Apr 2019	N/A
612	\$1,850/mth	2/2	\$1.8	1030	Jul 2019	N/A
803	\$249,000	2/2	\$241.7	1030	Apr 2019	N/A
821	\$289,000	2/2	\$262.7	1100	Mar 2019	N/A
909	\$2,100/mth	2/2	\$2.0	1030	Aug 2019	N/A
912	\$265,000	2/2	\$257.3	1030	Aug 2019	N/A
921	\$2,050/mth	2/2	\$2.0	1030	Aug 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
1012	\$325,000	2/2	\$315.5	1030	Aug 2019	N/A
1020	\$398,500	2/2	\$306.5	1300	Dec 2017	NENAD STEF...
1021	\$1,950/mth	2/2	\$1.9	1030	Feb 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1021	\$265,000	2/2	\$257.3	1030	Feb 2019	N/A
1101	\$225,000	1/1	\$319.1	705	Jan 2019	N/A
1202	\$1,950/mth	2/2	\$1.9	1030	Aug 2019	N/A
1203	\$1,975/mth	2/2	\$1.9	1030	Aug 2019	N/A
1208	\$309,000	2/2	\$300.0	1030	Mar 2017	N/A
1416	\$329,000	2/2	\$319.4	1030	Jul 2019	N/A
1416	\$2,200/mth	2/2	\$2.1	1030	Jul 2019	N/A
1514	\$289,000	2/2	\$280.6	1030	Jun 2019	N/A
1701	\$245,000	2/2	\$237.9	1030	Jun 2017	N/A
1701	\$1,800/mth	2/2	\$1.7	1030	Aug 2019	N/A
1704	\$235,000	1/1	\$333.3	705	Jan 2019	N/A
1719	\$2,475/mth	2/2	\$2.4	1030	Aug 2019	N/A
1811	\$349,000	2/2	\$328.9	1061	Aug 2019	N/A
1812	\$275,000	2/2	N/A	N/A	Aug 2019	N/A
1902	\$249,900	2/2	\$242.6	1030	Jan 2019	N/A
1909	\$1,950/mth	2/2	\$1.9	1030	Jul 2019	N/A
1918	\$375,000	2/2	N/A	N/A	Apr 2019	N/A
1922	\$329,900	2/2	\$320.3	1030	Jul 2019	N/A
2003	\$195,000	1/1	\$276.6	705	Apr 2019	N/A
2017	\$279,000	2/2	\$270.9	1030	Aug 2019	N/A

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2203	\$295,000	2/2	\$268.2	1100	Mar 2019	N/A
2205	\$395,000	2/2	\$303.8	1300	Apr 2018	NENAD STEF...
2205	\$2,025/mth	2/2	\$1.9	1061	Jun 2019	N/A
2209	\$1,850/mth	2/2	\$1.8	1030	Jul 2019	N/A
2224	\$269,000	2/2	\$261.2	1030	Feb 2019	N/A
2301	\$387,940	2/2	\$376.6	1030	Jul 2019	N/A
2410	\$2,500/mth	2/2	\$2.4	1030	Jul 2019	N/A