

Market Report

March, 2020



The Grand View Palace

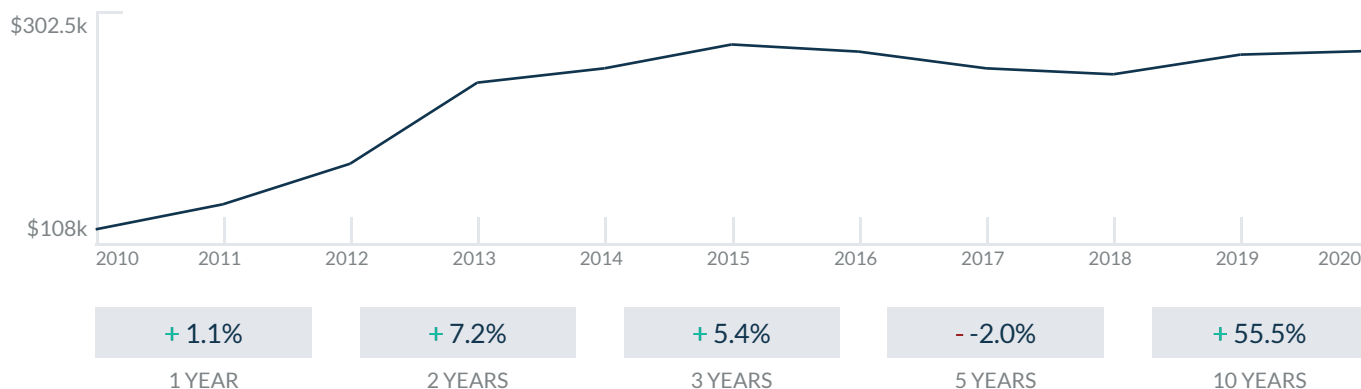
7601 E Treasure Dr
North Bay Village, FL 33141

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

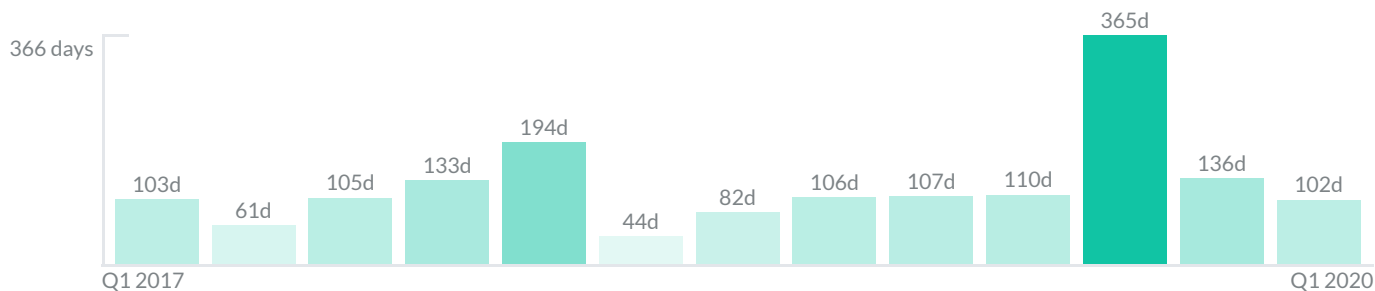
The property stats graph represents the median price evolution since ten years in your postal code area.



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.



Activity

SOLD OR RENTED

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

 <p>\$295,000</p> <p>UNIT 1524</p> <p>2 2 </p> <p>SOLD FEB 2020</p>	 <p>\$2,050</p> <p>UNIT 1201</p> <p>2 2 </p> <p>RENTED FEB 2020</p>	 <p>\$1,850</p> <p>UNIT 2017</p> <p>2 2 </p> <p>RENTED FEB 2020</p>
 <p>\$344,999</p> <p>UNIT 2019</p> <p>2 2 </p> <p>SOLD FEB 2020</p>	 <p>\$1,775</p> <p>UNIT 2107</p> <p>1 1 </p> <p>RENTED FEB 2020</p>	 <p>\$275,000</p> <p>UNIT 1812</p> <p>2 2 </p> <p>SOLD FEB 2020</p>

Sold

LAST 20 PROPERTIES SOLD IN THE GRAND VIEW PALACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1524	\$295,000	2/2	\$286.4	1,030	Feb 2020	134
2019	\$344,999	2/2	\$335.0	1,030	Feb 2020	69
1812	\$275,000	2/2	N/A	N/A	Feb 2020	104
606	\$199,000	2/2	\$193.2	1,030	Dec 2019	168
2224	\$264,000	2/2	\$256.3	1,030	Dec 2019	307
PH118	\$450,000	2/2	\$424.1	1,061	Dec 2019	41
Overs...	\$274,850	2/3	\$202.1	1,360	Nov 2019	378
1016	\$290,000	2/2	\$281.6	1,030	Nov 2019	35
2017	\$269,000	2/2	\$261.2	1,030	Nov 2019	74
CU-14	\$1,200	0/0	N/A	N/A	Oct 2019	46
1111	\$2,900	3/3	\$2.1	1,390	Oct 2019	39
819	\$279,000	2/2	\$270.9	1,030	Sep 2019	619
702	\$265,000	2/2	\$257.3	1,030	Sep 2019	82
1508	\$285,000	2/2	\$276.7	1,030	Sep 2019	324
707	\$359,991	2/2	\$339.3	1,061	Aug 2019	328
1619	\$339,000	2/2	\$329.1	1,030	Aug 2019	64
2216	\$349,000	2/2	\$338.8	1,030	Aug 2019	220
1806	\$266,000	2/2	\$258.3	1,030	Jul 2019	787
1806	\$266,000	2/2	\$258.3	1,030	Jul 2019	787
2102	\$230,000	2/2	\$223.3	1,030	Jul 2019	346

Rented

LAST 20 PROPERTIES RENTED IN THE GRAND VIEW PALACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1201	\$2,050	2/2	\$2.0	1,030	Feb 2020	24
2017	\$1,850	2/2	\$1.8	1,030	Feb 2020	82
2107	\$1,775	1/1	\$1.7	1,061	Feb 2020	59
402	\$1,750	2/2	\$1.7	1,030	Feb 2020	121
1416	\$2,100	2/2	\$2.0	1,030	Feb 2020	183
2422	\$1,850	2/2	\$1.8	1,030	Feb 2020	132
PH216	\$2,300	2/2	\$2.2	1,030	Feb 2020	152
2207	\$2,475	2/2	\$2.3	1,061	Feb 2020	25
911	\$2,150	2/2	\$2.0	1,061	Jan 2020	65
610	\$1,800	2/2	\$1.7	1,030	Jan 2020	130
1718	\$2,000	2/2	\$1.9	1,061	Jan 2020	59
2309	\$1,825	2/2	\$1.8	1,030	Jan 2020	45
PH224	\$2,000	2/2	\$1.9	1,030	Jan 2020	79
1702	\$1,825	2/2	\$1.8	1,030	Dec 2019	63
1001	\$2,150	2/2	\$2.1	1,030	Dec 2019	179
1909	\$1,850	2/2	\$1.8	1,030	Dec 2019	143
1617	\$1,900	2/2	\$1.8	1,030	Dec 2019	38
514	\$1,850	2/2	\$1.8	1,030	Nov 2019	124
1719	\$2,475	2/2	\$2.4	1,030	Nov 2019	69
1012	\$2,150	2/2	\$2.1	1,030	Nov 2019	521

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH212	\$389,000	2/2	\$377.7	1030	Feb 2020	VLADIMIR TU...
CU-6	\$1,700	0/0	N/A	N/A	Feb 2020	N/A
PH222	\$379,000	2/2	\$368.0	1030	Feb 2020	N/A
CU-6	\$239,000	0/0	N/A	N/A	Feb 2020	N/A
403	\$1,650/mth	2/2	\$1.6	1030	Feb 2020	VERA ORLOV...
403	\$225,000	2/2	\$218.4	1030	Feb 2020	VERA ORLOV...
406	\$242,000	2/2	\$235.0	1030	Dec 2019	LTD. FIRST EQ...
419	\$295,000	2/2	\$286.4	1030	Mar 2020	
519	\$238,500	1/1	\$338.3	705	Feb 2020	WELLS FARG...
520	\$374,300	2/2	\$372.4	1005	Feb 2020	N/A
522	\$243,000	2/2	\$235.9	1030	Dec 2019	LTD. FIRST EQ...
602	\$212,000	2/2	\$205.8	1030	Feb 2020	HERNAN M A...
602	\$1,600/mth	2/2	\$1.6	1030	Feb 2020	HERNAN M A...
612	\$235,000	2/2	\$228.2	1030	Feb 2020	YURIY STEPA...
712	\$269,000	2/2	\$261.2	1030	Feb 2020	LUNMEY REYES
715	\$268,999	2/2	\$261.2	1030	Feb 2020	JIMMY FERN...
716	\$284,970	2/2	\$276.7	1030	Feb 2020	N/A
716	\$1,850/mth	2/2	\$1.8	1030	Feb 2020	N/A
801	\$1,850/mth	2/2	\$1.8	1030	Feb 2020	
804	\$1,500/mth	1/1	\$2.1	705	Feb 2020	DIEGO L MOLLI...

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
912	\$264,500	2/2	\$256.8	1030	Feb 2020	NANCY LEON...
1001	\$320,000	2/2	\$310.7	1030	Feb 2020	FELIX G ORTE...
1012	\$325,000	2/2	\$315.5	1030	Feb 2020	GUSTAVO RIV...
1020	\$394,500	2/2	\$303.5	1300	Feb 2020	NENAD STEF...
1021	\$249,000	2/2	\$241.7	1030	Feb 2020	UMMA LLC C/...
1101	\$215,000	1/1	\$305.0	705	Feb 2020	VLADIMIR TU...
1101	\$1,650/mth	1/1	\$2.3	705	Feb 2020	VLADIMIR TU...
1109	\$279,900	2/2	\$271.7	1030	Feb 2020	RONALD C IN...
1111	\$390,000	3/3	\$280.6	1390	Dec 2019	N/A
1123	\$2,200/mth	2/2	\$2.1	1030	Mar 2020	N/A
1123	\$347,000	2/2	N/A	N/A	Mar 2020	N/A
1208	\$295,000	2/2	\$286.4	1030	Feb 2020	N/A
1412	\$285,000	2/2	\$276.7	1030	Feb 2020	RAFAEL A VER...
1416	\$320,000	2/2	\$310.7	1030	Feb 2020	VLADIMIR TU...
1503	\$249,000	2/2	\$241.7	1030	Feb 2020	PAULINA VAY...
1514	\$275,000	2/2	\$267.0	1030	Feb 2020	HIZFUR RAH...
1614	\$1,910/mth	2/2	\$1.9	1030	Feb 2020	
1701	\$229,000	2/2	\$222.3	1030	Feb 2020	N/A
1704	\$199,000	1/1	\$282.3	705	Feb 2020	SANA A HUM...
1708	\$259,000	2/2	\$251.5	1030	Feb 2020	JOSE IGLESIA...

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1717	\$269,000	2/2	\$261.2	1030	Feb 2020	IAN X ANDER...
1810	\$1,875/mth	2/2	\$1.8	1030	Feb 2020	N/A
1811	\$311,000	2/2	\$293.1	1061	Feb 2020	ARSENIO RAF...
1814	\$2,100/mth	2/2	\$2.0	1030	Feb 2020	MIGUEL A VIC...
1902	\$249,900	2/2	\$242.6	1030	Feb 2020	JULIAN P ALF...
1906	\$2,200/mth	2/2	\$2.1	1030	Feb 2020	MARIE CHRIS...
1914	\$1,850/mth	2/2	\$1.8	1030	Feb 2020	MANUEL DEL...
1922	\$329,900	2/2	\$320.3	1030	Feb 2020	N/A
2012	\$2,000/mth	2/2	\$1.9	1030	Feb 2020	BRAUN BEAT...
2017	\$288,999	2/2	\$280.6	1030	Feb 2020	N/A
2110	\$349,000	2/2	\$338.8	1030	Feb 2020	AMASVIDO R...
2114	\$2,000/mth	2/2	\$1.9	1030	Feb 2020	JULIANA REB...
2205	\$392,000	2/2	\$301.5	1300	Feb 2020	NENAD STEF...
2209	\$254,900	2/2	\$247.5	1030	Feb 2020	GILLES CESTA...
2212	\$286,000	2/2	\$277.7	1030	Dec 2019	MT VERNON...
2218	\$2,500/mth	2/2	\$2.4	1061	Feb 2020	N/A
2224	\$2,000/mth	2/2	N/A	N/A	Feb 2020	N/A
2224	\$1,950/mth	2/2	N/A	N/A	Feb 2020	N/A
2314	\$1,850/mth	2/2	\$1.8	1030	Feb 2020	ANDREA IVA...
2324	\$1,925/mth	2/2	\$1.9	1030	Feb 2020	ROBERT A AR...