

Market Report

September, 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

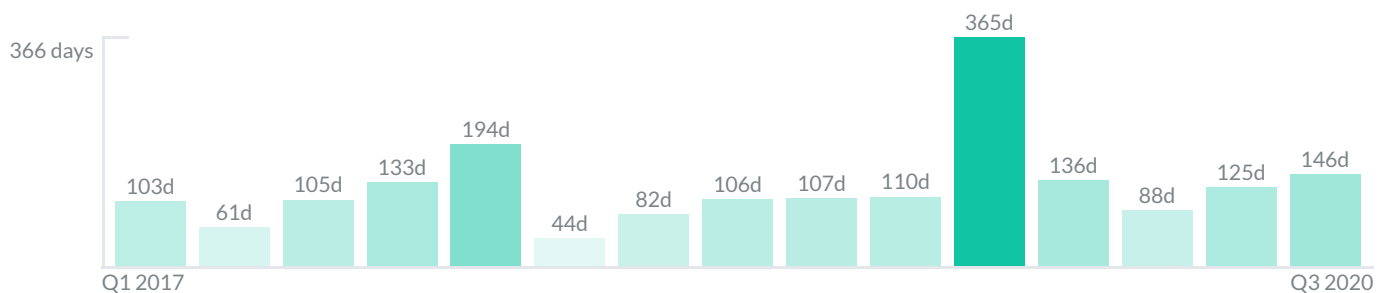
The property stats graph represents the median price evolution since ten years in your postal code area.



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

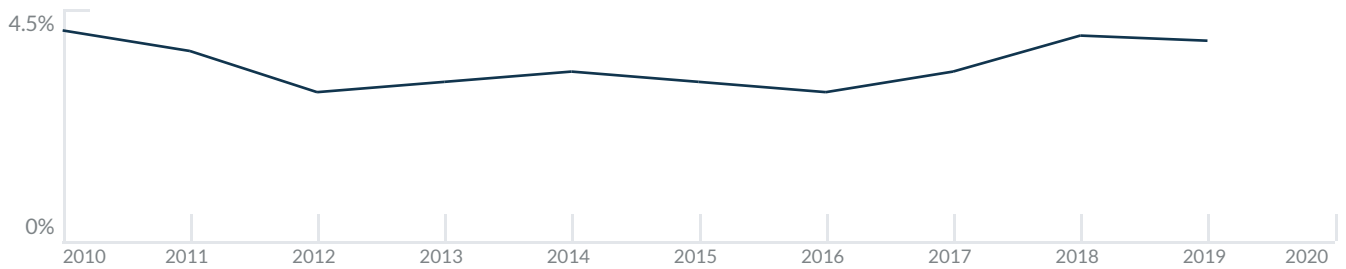
PER YEAR

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©

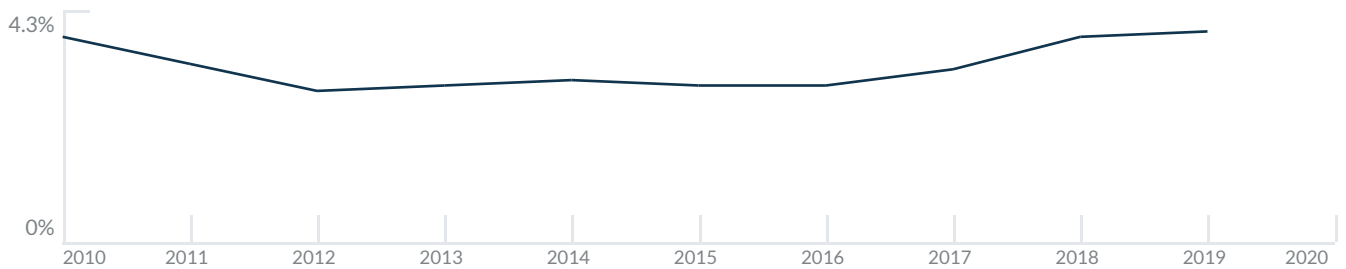
30 YEARS FIXED 4.4%



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



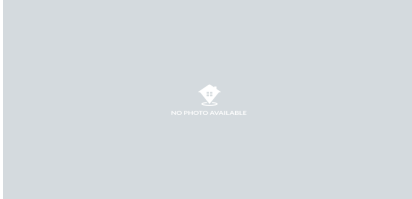



Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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

| | | |
|---|---|--|
|  <p>\$299,000</p> <p>UNIT PH210</p> <p>SOLD AUG 2020</p> |  <p>\$285,000</p> <p>UNIT 1412</p> <p>SOLD AUG 2020</p> |  <p>\$275,000</p> <p>UNIT 1514</p> <p>SOLD AUG 2020</p> |
|  <p>\$1,925</p> <p>UNIT 1021</p> <p>RENTED AUG 2020</p> |  <p>\$2,000</p> <p>UNIT 407</p> <p>RENTED AUG 2020</p> |  <p>\$254,900</p> <p>UNIT 2209</p> <p>SOLD AUG 2020</p> |

Sold

LAST 20 PROPERTIES SOLD IN THE GRAND VIEW PALACE

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|-------|-----------|------------|---------|-------|-------------|----------------|
| PH210 | \$299,000 | 2/2 | N/A | N/A | Aug 2020 | 56 |
| 1412 | \$285,000 | 2/2 | \$276.7 | 1,030 | Aug 2020 | 5 |
| 1514 | \$275,000 | 2/2 | \$267.0 | 1,030 | Aug 2020 | 157 |
| 2209 | \$254,900 | 2/2 | \$247.5 | 1,030 | Aug 2020 | 202 |
| CU-6 | \$1,700 | 0/0 | N/A | N/A | Aug 2020 | 317 |
| 2110 | \$349,000 | 2/2 | \$338.8 | 1,030 | Jul 2020 | 161 |
| 1717 | \$269,500 | 2/2 | \$261.7 | 1,030 | Jul 2020 | 121 |
| PH222 | \$349,999 | 2/2 | \$339.8 | 1,030 | Jun 2020 | 102 |
| 1419 | \$355,000 | 2/2 | \$344.7 | 1,030 | Jun 2020 | 14 |
| 715 | \$268,999 | 2/2 | \$261.2 | 1,030 | Jun 2020 | 94 |
| 1021 | \$249,500 | 2/2 | \$242.2 | 1,030 | Jun 2020 | 158 |
| 912 | \$255,000 | 2/2 | \$247.6 | 1,030 | Jun 2020 | 268 |
| 1209 | \$285,000 | 2/2 | \$276.7 | 1,030 | Jun 2020 | 77 |
| 1811 | \$299,000 | 2/2 | \$281.8 | 1,061 | Jun 2020 | 284 |
| 1109 | \$279,900 | 2/2 | \$271.7 | 1,030 | May 2020 | 95 |
| 1708 | \$259,000 | 2/2 | \$251.5 | 1,030 | Apr 2020 | 37 |
| 2119 | \$320,000 | 2/2 | \$310.7 | 1,030 | Mar 2020 | 2 |
| 712 | \$269,000 | 2/2 | \$261.2 | 1,030 | Mar 2020 | 131 |
| 1524 | \$295,000 | 2/2 | \$286.4 | 1,030 | Feb 2020 | 134 |
| 2019 | \$344,999 | 2/2 | \$335.0 | 1,030 | Feb 2020 | 69 |

Rented

LAST 20 PROPERTIES RENTED IN THE GRAND VIEW PALACE

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|-------|---------|------------|---------|-------|-------------|----------------|
| 1021 | \$1,925 | 2/2 | \$1.9 | 1,030 | Aug 2020 | 56 |
| 407 | \$2,000 | 2/2 | \$1.9 | 1,061 | Aug 2020 | 12 |
| 2104 | \$2,000 | 2/2 | \$1.9 | 1,030 | Jul 2020 | 35 |
| 618 | \$1,850 | 2/2 | \$1.7 | 1,061 | Jul 2020 | 54 |
| 2419 | \$1,775 | 1/1 | \$2.5 | 705 | Jul 2020 | 32 |
| PH204 | \$2,000 | 2/2 | \$1.9 | 1,030 | Jul 2020 | 14 |
| 1208 | \$2,075 | 2/2 | \$2.0 | 1,030 | Jul 2020 | 75 |
| 1012 | \$1,950 | 2/2 | \$1.9 | 1,030 | Jul 2020 | 35 |
| 801 | \$1,550 | 2/2 | \$1.5 | 1,030 | Jun 2020 | 202 |
| 1906 | \$2,000 | 2/2 | \$1.9 | 1,030 | Jun 2020 | 115 |
| 716 | \$1,760 | 2/2 | \$1.7 | 1,030 | Jun 2020 | 107 |
| 2314 | \$1,850 | 2/2 | \$1.8 | 1,030 | Jun 2020 | 147 |
| 2301 | \$2,150 | 2/2 | \$2.1 | 1,030 | Jun 2020 | 48 |
| 2224 | \$1,800 | 2/2 | N/A | N/A | Jun 2020 | 26 |
| 2012 | \$2,000 | 2/2 | \$1.9 | 1,030 | May 2020 | 74 |
| 602 | \$1,500 | 2/2 | \$1.5 | 1,030 | May 2020 | 63 |
| 1914 | \$1,850 | 2/2 | \$1.8 | 1,030 | Apr 2020 | 149 |
| 1810 | \$1,875 | 2/2 | \$1.8 | 1,030 | Apr 2020 | 59 |
| 804 | \$1,500 | 1/1 | \$2.1 | 705 | Mar 2020 | 196 |
| 1814 | \$2,100 | 2/2 | \$2.0 | 1,030 | Mar 2020 | 80 |

Currently Listed

ACTIVE LISTINGS 1/2

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|-------|-------------|------------|---------|------|--------------|------------------|
| PH207 | \$369,500 | 2/2 | \$348.3 | 1061 | Aug 2020 | MAAN MALOUF |
| PH105 | \$2,375/mth | 2/2 | \$2.2 | 1061 | Aug 2020 | NELSON AYAN |
| 406 | \$242,000 | 2/2 | \$235.0 | 1030 | Dec 2019 | LTD. FIRST EQ... |
| 416 | \$2,100/mth | 2/2 | \$2.0 | 1030 | Aug 2020 | LUIS MONGE |
| 419 | \$295,000 | 2/2 | \$286.4 | 1030 | Aug 2020 | |
| 519 | \$239,000 | 1/1 | \$339.0 | 705 | Aug 2020 | WELLS FARG... |
| 522 | \$243,000 | 2/2 | \$235.9 | 1030 | Dec 2019 | LTD. FIRST EQ... |
| 601 | \$1,525/mth | 1/1 | \$2.2 | 705 | Aug 2020 | JOAO B NETO... |
| 707 | \$2,400/mth | 2/2 | \$2.3 | 1061 | Aug 2020 | N/A |
| 714 | \$900/mth | 1/1 | \$0.9 | 1030 | Aug 2020 | LEONIE FOUG... |
| 803 | \$255,500 | 2/2 | N/A | N/A | Aug 2020 | EDUARDO AG... |
| 822 | \$2,000/mth | 2/2 | \$1.9 | 1030 | Aug 2020 | ENRIQUE LAS... |
| 823 | \$269,000 | 2/2 | \$261.2 | 1030 | Aug 2020 | MAYRA J COL... |
| 923 | \$2,000/mth | 2/2 | \$1.9 | 1030 | Aug 2020 | MICAEL MAC... |
| 924 | \$279,500 | 2/2 | \$271.4 | 1030 | Aug 2020 | AMASVIDO R... |
| 1007 | \$2,000/mth | 2/2 | \$1.9 | 1061 | Aug 2020 | JOAO B NETO |
| 1008 | \$295,000 | 2/2 | \$286.4 | 1030 | Aug 2020 | ANTHONY KU... |
| 1012 | \$320,000 | 2/2 | \$310.7 | 1030 | Aug 2020 | GUSTAVO RIV... |
| 1020 | \$393,500 | 2/2 | \$302.7 | 1300 | Jun 2020 | NENAD STEF... |
| 1102 | \$320,000 | 2/2 | \$310.7 | 1030 | Jul 2020 | VLADIMIR TU... |

Currently Listed

ACTIVE LISTINGS 2/2

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|-----------------|
| 1107 | \$299,000 | 2/2 | \$281.8 | 1061 | Aug 2020 | TARSO A TEIX... |
| 1111 | \$390,000 | 3/3 | \$280.6 | 1390 | Dec 2019 | N/A |
| 1111 | \$368,000 | 3/3 | \$264.7 | 1390 | Aug 2020 | N/A |
| 1224 | \$320,000 | 2/2 | \$310.7 | 1030 | Jul 2020 | VLADIMIR TU... |
| 1521 | \$2,100/mth | 2/2 | \$2.0 | 1030 | Aug 2020 | JOSE M CALD... |
| 1804 | \$1,900/mth | 2/2 | \$1.8 | 1030 | Aug 2020 | PAULO PINTO |
| 1810 | \$288,000 | 2/2 | \$279.6 | 1030 | Aug 2020 | N/A |
| 1903 | \$1,950/mth | 2/2 | \$1.9 | 1030 | Aug 2020 | ABDO AKIL |
| 2109 | \$2,200/mth | 2/2 | \$2.1 | 1030 | Aug 2020 | MARIA PATRI... |
| 2205 | \$390,500 | 2/2 | \$300.4 | 1300 | Jul 2020 | NENAD STEF... |
| 2205 | \$2,075 | 2/2 | \$1.7 | 1200 | Aug 2020 | NENAD STEF... |
| 2212 | \$286,000 | 2/2 | \$277.7 | 1030 | Dec 2019 | MT VERNON... |
| 2214 | \$2,000/mth | 2/2 | \$1.9 | 1030 | Aug 2020 | PAULINE J SM... |
| 2216 | \$340,000 | 2/2 | \$330.1 | 1030 | Aug 2020 | REBECCA SET... |
| 2406 | \$2,025/mth | 2/2 | \$2.0 | 1030 | Aug 2020 | BRAUN BEAT... |