

Market Report

October, 2021



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

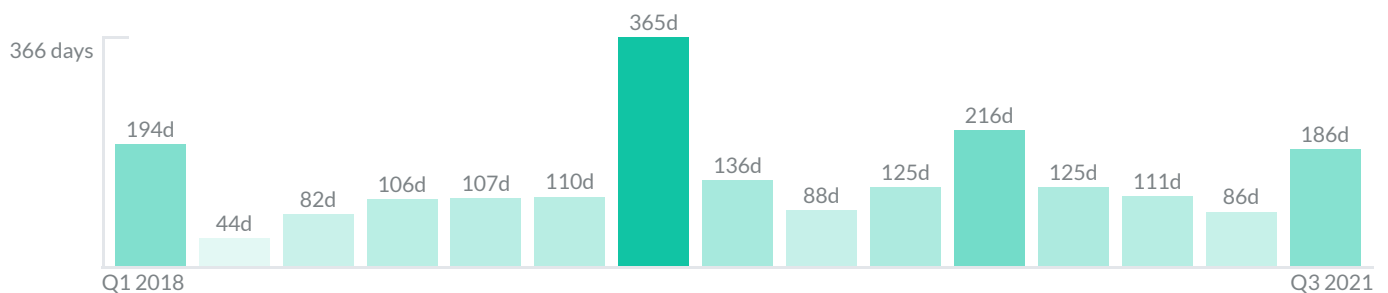
The property stats graph represents the median price evolution since ten years in your postal code area.



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.

2 BEDS

\$384,000
AVERAGE PRICE

11 FOR SALE
0 FOR RENT

2.7% to 5.2%

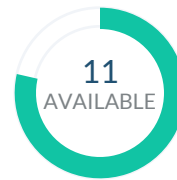
CAP RATE

Yearly net income when rent

1.7%

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



\$2,600



UNIT 1102

RENTED | SEP 2021



\$2,350



UNIT 1415

RENTED | SEP 2021

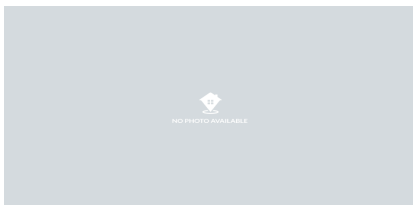


\$2,500



UNIT 1202

RENTED | SEP 2021



\$500,000



UNIT PH218

SOLD | SEP 2021



\$315,000



UNIT 1006

SOLD | SEP 2021



\$2,500



UNIT 1818

RENTED | SEP 2021

Sold

LAST 20 PROPERTIES SOLD IN THE GRAND VIEW PALACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
PH218	\$500,000	3/3	\$359.7	1,390	Sep 2021	N/A
1006	\$315,000	2/2	\$305.8	1,030	Sep 2021	13
2318	\$369,000	2/2	\$347.8	1,061	Sep 2021	4
2020	\$479,900	2/2	\$477.5	1,005	Aug 2021	81
1416	\$320,000	2/2	\$310.7	1,030	Aug 2021	701
1811	\$319,000	2/2	\$300.7	1,061	Aug 2021	19
1810	\$289,900	2/2	\$281.5	1,030	Jul 2021	296
1415	\$290,000	2/2	\$281.6	1,030	Jun 2021	68
602	\$227,000	2/2	\$220.4	1,030	Jun 2021	172
2117	\$349,000	2/2	\$338.8	1,030	May 2021	40
906	\$278,900	2/2	\$270.8	1,030	May 2021	106
1210	\$299,900	2/2	\$291.2	1,030	Apr 2021	44
1017	\$280,000	2/2	\$271.8	1,030	Apr 2021	144
1902	\$269,000	2/2	\$261.2	1,030	Apr 2021	25
2118	\$379,000	2/2	\$357.2	1,061	Mar 2021	108
2003	\$209,000	1/1	\$296.5	705	Mar 2021	132
1919	\$339,500	2/2	\$329.6	1,030	Mar 2021	158
419	\$285,000	2/2	\$276.7	1,030	Mar 2021	110
809	\$277,000	2/2	\$268.9	1,030	Mar 2021	85
1616	\$289,500	2/2	\$281.1	1,030	Feb 2021	62

Rented

LAST 20 PROPERTIES RENTED IN THE GRAND VIEW PALACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1102	\$2,600	2/2	\$2.5	1,030	Sep 2021	37
1415	\$2,350	2/2	\$2.3	1,030	Sep 2021	7
1202	\$2,500	2/2	\$2.4	1,030	Sep 2021	18
1818	\$2,500	2/2	\$2.4	1,061	Sep 2021	3
909	\$2,350	2/2	\$2.3	1,030	Aug 2021	1
615	\$2,050	2/2	\$2.0	1,030	Jul 2021	6
PH123	\$2,795	2/2	\$2.7	1,030	Jun 2021	6
510	\$1,950	2/2	\$1.9	1,030	May 2021	14
2301	\$2,599	2/2	\$2.5	1,030	May 2021	29
1201	\$2,050	2/2	\$2.0	1,030	May 2021	3
2206	\$1,905	2/2	\$1.8	1,030	Apr 2021	158
1624	\$2,000	2/2	\$1.9	1,030	Apr 2021	32
2408	\$2,250	2/2	\$2.2	1,030	Apr 2021	20
1123	\$2,350	2/2	\$2.3	1,030	Apr 2021	6
PH216	\$2,305	2/2	\$2.2	1,030	Apr 2021	15
2107	\$1,800	1/1	\$1.7	1,061	Apr 2021	28
2324	\$1,980	2/2	\$1.9	1,030	Apr 2021	23
821	\$1,980	2/2	\$1.9	1,030	Apr 2021	57
720	\$1,980	2/2	\$2.0	1,005	Apr 2021	20
2012	\$2,000	2/2	\$1.9	1,030	Apr 2021	16

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH106	\$455,000	2/2	\$441.7	1030	Sep 2021	PRIYA KISWANI
418	\$475,000	2/2	\$447.7	1061	Sep 2021	DAVID BELLA...
716	\$282,000	2/2	\$273.8	1030	Sep 2021	N/A
821	\$285,000	2/2	\$276.7	1030	Sep 2021	BEROURIA AB...
1118	\$385,000	2/2	\$362.9	1061	Sep 2021	OSMAN KHUJA
1208	\$312,000	2/2	\$302.9	1030	Sep 2021	N/A
1523	\$338,000	2/2	\$328.2	1030	Sep 2021	N/A
2019	\$490,000	2/2	\$475.7	1030	Sep 2021	JULIO LOPEZ...
2116	\$380,000	2/2	\$368.9	1030	Sep 2021	LETICIA TRIA...
2209	\$385,000	2/2	\$373.8	1030	Sep 2021	GILLES CESTA...
2301	\$437,900	2/2	\$425.1	1030	Sep 2021	N/A