

Market Report

June, 2022



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

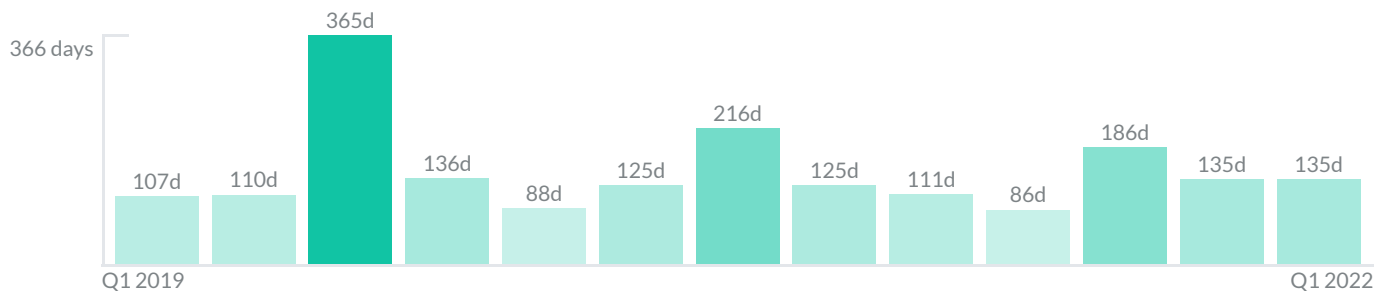
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

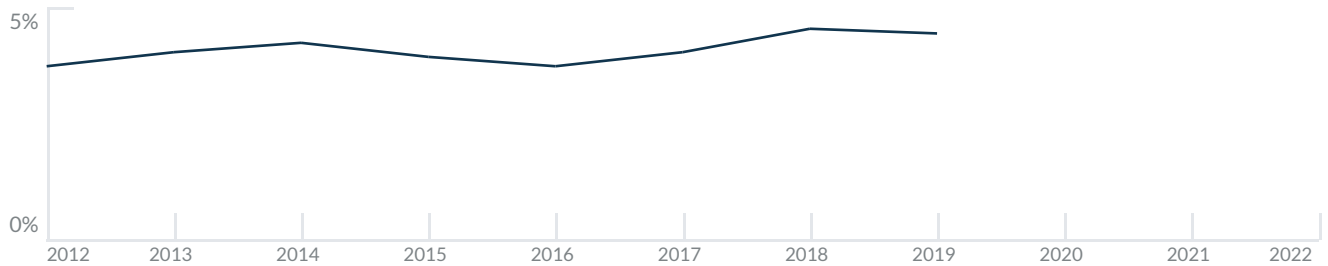


Mortgage Rates

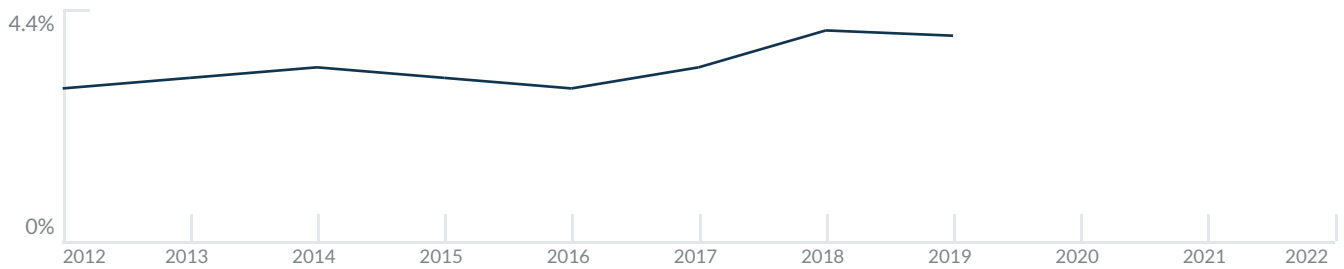
PER YEAR

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©

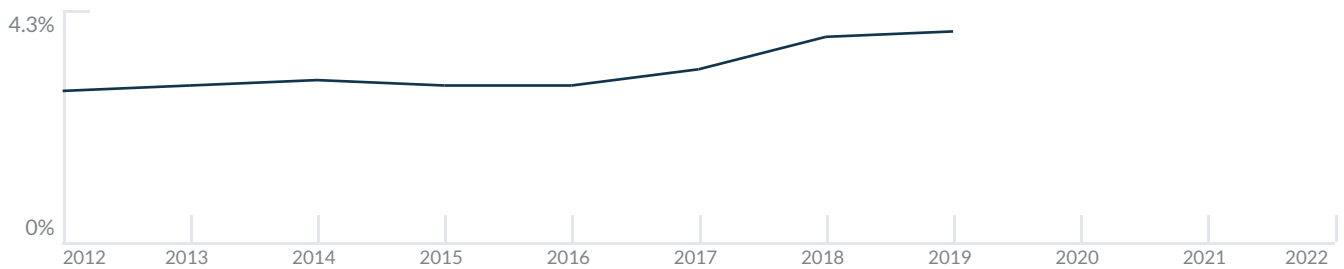
30 YEARS FIXED 4.4%



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

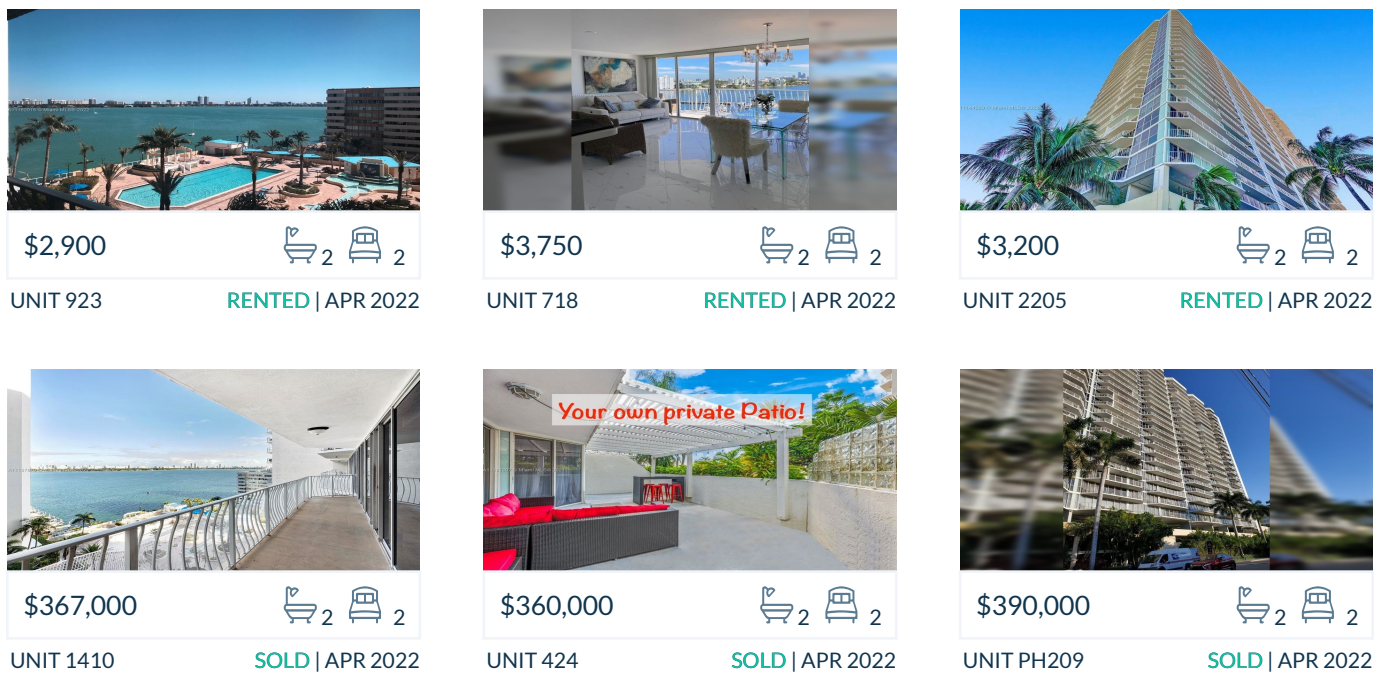
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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



Sold

LAST 20 PROPERTIES SOLD IN THE GRAND VIEW PALACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1410	\$367,000	2/2	\$356.3	1,030	Mar 2022	24
424	\$360,000	2/2	\$349.5	1,030	Mar 2022	60
PH209	\$390,000	2/2	\$378.6	1,030	Mar 2022	25
2203	\$359,500	2/2	\$349.0	1,030	Mar 2022	302
914	\$420,000	2/2	\$407.8	1,030	Mar 2022	4
PH217	\$349,000	2/2	\$338.8	1,030	Feb 2022	1
1809	\$339,000	2/2	\$329.1	1,030	Feb 2022	157
1101	\$230,000	1/1	\$326.2	705	Feb 2022	1042
1502	\$299,000	2/2	\$290.3	1,030	Jan 2022	26
1423	\$349,000	2/2	\$338.8	1,030	Jan 2022	22
1701	\$340,000	2/2	\$330.1	1,030	Jan 2022	66
1210	\$339,000	2/2	\$329.1	1,030	Jan 2022	67
2211	\$489,000	3/3	\$351.8	1,390	Jan 2022	76
722	\$319,000	2/2	\$309.7	1,030	Jan 2022	16
1523	\$338,000	2/2	\$328.2	1,030	Dec 2021	93
1609	\$330,000	2/2	\$320.4	1,030	Dec 2021	113
2419	\$250,000	1/1	\$354.6	705	Dec 2021	10
1702	\$299,000	2/2	\$290.3	1,030	Dec 2021	16
2222	\$320,000	2/2	\$310.7	1,030	Dec 2021	341
2212	\$320,000	2/2	\$310.7	1,030	Dec 2021	6

Rented

LAST 20 PROPERTIES RENTED IN THE GRAND VIEW PALACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
923	\$2,900	2/2	\$2.8	1,030	Apr 2022	19
718	\$3,750	2/2	\$3.5	1,061	Mar 2022	57
2205	\$3,200	2/2	\$3.0	1,061	Mar 2022	80
1523	\$3,100	2/2	\$3.0	1,030	Feb 2022	7
1417	\$2,900	2/2	\$2.8	1,030	Feb 2022	10
1801	\$2,080	1/1	\$2.0	1,030	Jan 2022	1
1020	\$3,200	2/2	\$3.2	1,005	Jan 2022	21
2116	\$3,000	2/2	\$2.9	1,030	Jan 2022	4
1122	\$2,700	2/2	\$2.6	1,030	Dec 2021	8
1518	\$2,900	2/2	\$2.7	1,061	Dec 2021	25
712	\$3,000	2/2	\$2.9	1,030	Nov 2021	12
1219	\$3,000	2/2	\$2.9	1,030	Nov 2021	4
624	\$2,300	2/2	\$2.2	1,030	Nov 2021	23
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

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH106	\$455,000	2/2	\$441.7	1030	Sep 2021	PRIYA KISWANI
N/A	\$15,000	0/0	N/A	N/A	Feb 2022	N/A
N/A	\$105,000	0/0	N/A	N/A	Apr 2022	ADALBERTO...
PH117	\$3,850/mth	2/2	\$3.7	1030	Apr 2022	N/A
224	\$3,199/mth	2/2	\$3.1	1030	Feb 2022	EURYS GAMEZ
414	\$2,950	2/2	\$2.9	1030	Apr 2022	N/A
414	\$2,950/mth	2/2	\$2.9	1030	Apr 2022	N/A
418	\$475,000	2/2	\$447.7	1061	Sep 2021	DAVID BELLA...
418	\$475,000	2/2	\$447.7	1061	Apr 2022	DAVID BELLA...
620	\$365,000	2/2	\$363.2	1005	Feb 2022	LTD. FIRST EQ...
802	\$299,000	2/2	\$290.3	1030	Feb 2022	MARTHA I PA...
818	\$425,000	2/2	\$400.6	1061	Apr 2022	RUDY VALEN...
903	\$229,000	1/1	\$324.8	705	Apr 2022	NATALIE MO...
1001	\$325,000	2/2	\$315.5	1030	Oct 2021	FELIX G ORTE...
1015	\$3,295/mth	2/2	\$3.2	1030	Apr 2022	JOHN C DIAZ...
1101	\$2,300/mth	1/1	\$3.3	705	Apr 2022	N/A
1102	\$400,000	2/2	\$388.3	1030	Apr 2022	VLADIMIR TU...
1110	\$350,000	2/2	\$339.8	1030	Apr 2022	LTD. FIRST EQ...
1118	\$385,000	2/2	\$362.9	1061	Nov 2021	OSMAN KHUJA
1203	\$2,950/mth	2/2	\$2.9	1030	Apr 2022	DENISE T NET...

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1208	\$329,000	2/2	\$319.4	1030	Feb 2022	N/A
1209	\$405,000	2/2	\$393.2	1030	Apr 2022	JOSE R CALVO
1224	\$400,000	2/2	\$388.3	1030	Apr 2022	VLADIMIR TU...
1423	\$3,150/mth	2/2	\$3.1	1030	Apr 2022	LEDA NASIO
1612	\$2,995/mth	2/2	\$2.9	1030	Apr 2022	RUPERTO SA...
1811	\$2,300/mth	1/1	\$2.2	1061	Feb 2022	ARSENIO RAF...
1814	\$327,000	2/2	\$317.5	1030	Oct 2021	MIGUEL A VIC...
1814	\$3,100/mth	2/2	\$3.0	1030	Apr 2022	MIGUEL A VIC...
1822	\$459,000	2/2	\$445.6	1030	Feb 2022	RAUL GONZA...
1905	\$3,000/mth	2/2	\$2.3	1300	Oct 2021	N/A
1912	\$400,000	2/2	\$388.3	1030	Apr 2022	ASTRID REST...
1914	\$370,000	2/2	\$359.2	1030	Feb 2022	MANUEL DEL...
2019	\$490,000	2/2	\$475.7	1030	Sep 2021	JULIO LOPEZ...
2024	\$3,800/mth	2/2	\$3.7	1030	Feb 2022	ZEYNEDDIN B...
2124	\$400,000	2/2	\$388.3	1030	Feb 2022	TRAVIS LANC...
2301	\$434,900	2/2	\$422.2	1030	Feb 2022	N/A
2302	\$410,000	2/2	\$398.1	1030	Apr 2022	ANDREA N DI...
2302	\$3,350/mth	2/2	\$3.3	1030	Apr 2022	ANDREA N DI...
2306	\$375,000	2/2	\$364.1	1030	Feb 2022	LTD. FIRST EQ...
2311	\$375,000	2/2	\$353.4	1061	Feb 2022	