

The Grandview Palace, North Bay Village

Condos - closed sales September 2025 to August 2026 - live page: www.pbprealestate.com/condo-fees-north-bay-village/the-grandview-palace/

BY THE NUMBERS

Median listed association fee	\$826 / month equivalent	32 active listings stating a fee; middle half \$805 to \$871
North Bay Village median (same property type)	\$871 / month	139 city listings
For sale today	32	1 under contract
Median asking price	\$461,950	asking range \$319,888 to \$600,000
Closed sales, September 2025 to August 2026	17	1 so far this month
Median sold price, same 12 months	\$410,000	sold range \$250,000 to \$525,000
Sold price vs original asking	92.7%	median across closed sales
Median recorded days on market (closed)	133	MLS cumulative days
Cash purchases	52.9%	of closed sales
Year built (listings)	1987	median 1987
Months of supply	22.6	active listings over the 12-month sales pace

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed.

WHAT THE FEE TYPICALLY COVERS

- Common areas (62.1% of listings stating inclusions)
- Security (58.6% of listings stating inclusions)
- Structure maintenance (55.2% of listings stating inclusions)
- Pool (51.7% of listings stating inclusions)
- Water (51.7% of listings stating inclusions)
- Pest control (44.8% of listings stating inclusions)

NEARBY

- Beach: 1.6 mi
- Hospital: 2.4 mi (Mount Sinai Medical Center)
- Golf: 0.9 mi (Normandy Shores Golf Club)
- Rail station: 4.8 mi (Adrienne Arsht Center)
- Marina: 0.1 mi (Grandview Palace Marina)
- Within 1 mile: 5 tennis courts, 4 restaurants, 3 playgrounds, 1 park, 1 grocery store

Straight-line distances from the community's listing centroid; OpenStreetMap data.

Own a condo in The Grandview Palace? Find out what your home is worth, with the same community data behind it: pbprealestate.com/what-is-my-home-worth/ - or call 561-395-8418. Fee, sale and inventory figures on this sheet refresh daily at condo-fees-north-bay-village/the-grandview-palace/.

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of September 16, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to The Grandview Palace after normalization. Recorded monthly-equivalent fees, not verified payments. No individual property is identified. Figures describe only the date above; a later snapshot may differ. Fact sheet may be shared or linked with attribution to PBP Real Estate, LLC and the live page URL. © 2026 PBP Real Estate, LLC. Licensed Florida real estate brokerage CQ1064615.