The Grandview Palace, North Bay Village

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

BY THE NUMBERS

Median listed association fee	**$840 / month equivalent**	22 active listings stating a fee; middle half $819 to $872
North Bay Village median (same property type)	**$879 / month**	133 city listings
For sale today	**23**	3 under contract
Median asking price	**$464,900**	asking range $319,888 to $600,000
Closed sales, November 2025 to October 2026	**17**	0 so far this month
Median sold price, same 12 months	**$410,000**	sold range $250,000 to $525,000
Sold price vs original asking	**93.4%**	median across closed sales
Median recorded days on market (closed)	**65**	MLS cumulative days
Cash purchases	**58.8%**	of closed sales
Year built (listings)	**1987**	median 1987
Months of supply	**16.2**	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 (76.2% of listings stating inclusions)
- Structure maintenance (66.7% of listings stating inclusions)
- Security (66.7% of listings stating inclusions)
- Pool (57.1% of listings stating inclusions)
- Pest control (47.6% of listings stating inclusions)
- Water (47.6% 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 November 14, 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.
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