

Unit 7L - Treasures on the Bay 2

7L - 7501 E Treasure Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | A11531373 |
| Status: | Active Under Contract |
| Size: | 825 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$295,000 |
| List PPSF: | \$358 |
| Valuated Price: | \$251,000 |
| Valuated PPSF: | \$304 |

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

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|--|-----|
| Number of units: | 160 |
| Number of active listings for rent: | 5 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 9 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 2 |

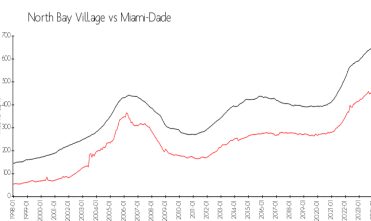
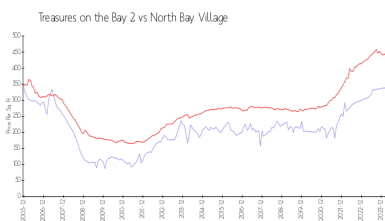
Building Association Information

Treasures on the Bay 3 condominium Association
(305) 865-8965

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 6H | 825 sq ft | Mar 2024 | \$265,000 | \$321 |
| 3H | 825 sq ft | Feb 2024 | \$279,000 | \$338 |
| 5A | 825 sq ft | Dec 2023 | \$285,000 | \$345 |
| 5EF | 1,330 sq ft | Nov 2023 | \$549,000 | \$413 |
| 10G | 825 sq ft | Oct 2023 | \$280,000 | \$339 |

Market Information



| | | | |
|-------------------------|---------------|--------------------|---------------|
| Treasures on the Bay 2: | \$339/sq. ft. | North Bay Village: | \$438/sq. ft. |
| North Bay Village: | \$438/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

| | |
|------------------------|----|
| Treasures on the Bay 2 | 4% |
| North Bay Village | 3% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months



Treasures on the Bay 2
North Bay Village
Miami-Dade

23 days
90 days
81 days