

# 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:	\$230,000
Valuated PPSF:	\$279

*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

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:	3
Number of sales over the last 3 months:	2

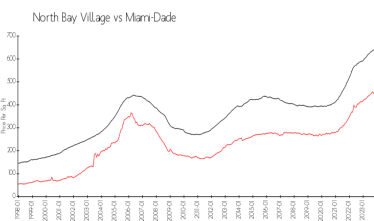
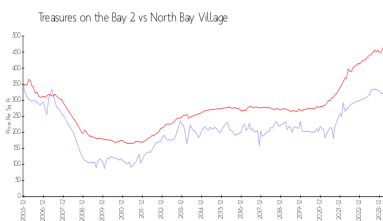
## Building Association Information

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

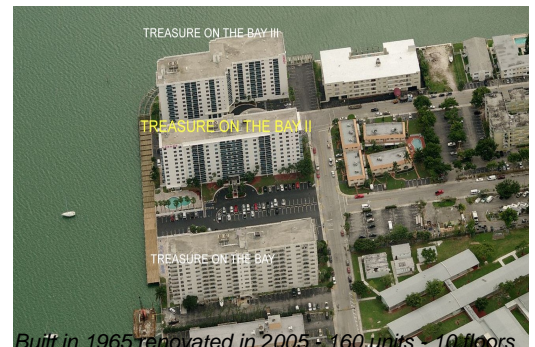


Treasures on the Bay 2:	\$311/sq. ft.	North Bay Village:	\$461/sq. ft.
North Bay Village:	\$461/sq. ft.	Miami-Dade:	\$698/sq. ft.

## 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	23 days
North Bay Village	89 days
Miami-Dade	81 days