

Unit 1604 - Eloquence on the Bay

1604 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number: A11536378
 Status: Active
 Size: 2,498 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Spaces, Assigned Parking, Electric Vehicle Charging Station
 View: Bay, Canal, Intracoastal View
 Rental Price: \$9,200
 List PPSF: \$4
 Valuated Price: \$1,471,000
 Valuated PPSF: \$589

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.



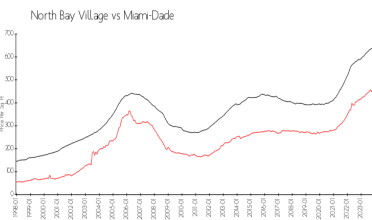
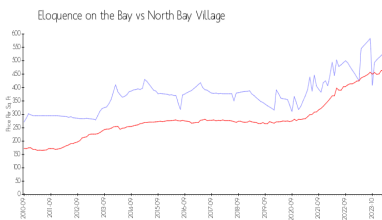
Building Information

Number of units: 120
 Number of active listings for rent: 12
 Number of active listings for sale: 9
 Building inventory for sale: 7%
 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

Eloquence On The Bay Condominiums
 7928 East Dr: (305) 720-2495 & (305) 758-7523
 7930 East Dr: (305) 756-8720

Market Information



Eloquence on the Bay:	\$538/sq. ft.	North Bay Village:	\$465/sq. ft.
North Bay Village:	\$465/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Eloquence on the Bay: 8%
 North Bay Village: 3%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Eloquence on the Bay: 105 days
 North Bay Village: 87 days
 Miami-Dade: 81 days