

Unit 1806 - Eloquence on the Bay

1806 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number: A11537601
 Status: Active
 Size: 1,575 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$825,000
 List PPSF: \$524
 Valuated Price: \$766,000
 Valuated PPSF: \$486

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

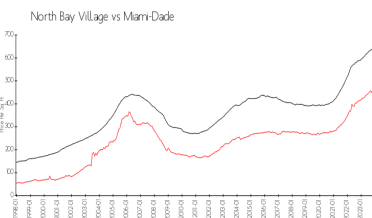
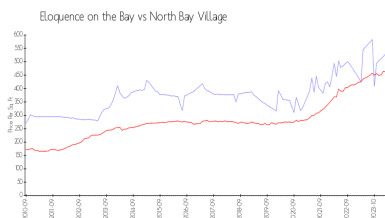
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1803	1,575 sq ft	May 2024	\$725,000	\$460
706	828 sq ft	Apr 2024	\$425,000	\$513
807	840 sq ft	Dec 2023	\$425,000	\$506
308	1,358 sq ft	Nov 2023	\$615,000	\$453
1604	2,498 sq ft	Oct 2023	\$1,164,000	\$466
1105	1,410 sq ft	Oct 2023	\$550,000	\$390

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