

# 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:	\$691,000
Valuated PPSF:	\$439

*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:	10
Building inventory for sale:	8%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

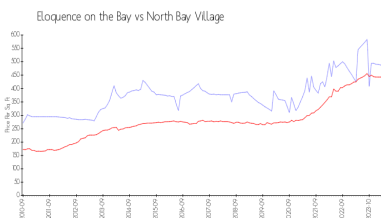
## Building Association Information

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

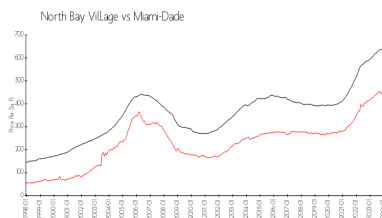
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103	1,658 sq ft	May 2024	\$660,000	\$398
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

## Market Information



Eloquence on the Bay: \$484/sq. ft.  
North Bay Village: \$440/sq. ft.



North Bay Village: \$440/sq. ft.  
Miami-Dade: \$703/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	113 days
North Bay Village	91 days
Miami-Dade	81 days