

# Unit 901 - Cielo on the Bay

901 - 7935 East Dr, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11549997
Status:	Active
Size:	1,910 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,750,000
List PPSF:	\$916
Valuated Price:	\$1,661,000
Valuated PPSF:	\$870

*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:	35
Number of active listings for rent:	2
Number of active listings for sale:	3
Building inventory for sale:	8%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

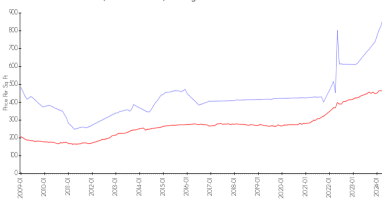
Cielo on the Bay Condominium Association

## Recent Sales

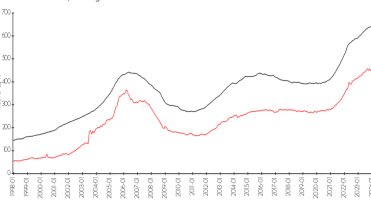
Unit #	Size	Closing Date	Sale Price	PPSF
603	1,884 sq ft	May 2024	\$950,000	\$504
1101	1,910 sq ft	Mar 2024	\$1,200,000	\$628
802	1,954 sq ft	Dec 2023	\$1,228,000	\$628
801	1,910 sq ft	Sep 2023	\$1,140,000	\$597

## Market Information

Cielo on the Bay vs North Bay Village



North Bay Village vs Miami-Dade



Cielo on the Bay: \$867/sq. ft.  
North Bay Village: \$465/sq. ft.

North Bay Village: \$465/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Cielo on the Bay	9%
North Bay Village	3%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Cielo on the Bay 101 days



North Bay Village  
Miami-Dade

87 days  
81 days