

# Unit 1405 - Eloquence on the Bay

1405 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11570846
Status:	Active
Size:	1,410 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$699,000
List PPSF:	\$496
Valuated Price:	\$775,000
Valuated PPSF:	\$550

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

## Building Association Information

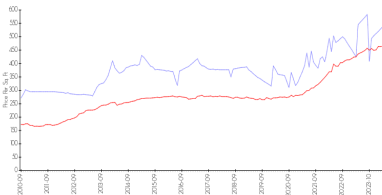
Eloquence On The Bay Condominiums  
 7928 East Dr: (305) 720-2495 & (305) 758-7523  
 7930 East Dr: (305) 756-8720

## Recent Sales

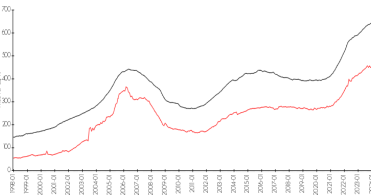
Unit #	Size	Closing Date	Sale Price	PPSF
1803	1,575 sq ft	May 2024	\$725,000	\$460
706	828 sq ft	Apr 2024	\$425,000	\$513
807	840 sq ft	Dec 2023	\$425,000	\$506
308	1,358 sq ft	Nov 2023	\$615,000	\$453
1604	2,498 sq ft	Oct 2023	\$1,164,000	\$466
1105	1,410 sq ft	Oct 2023	\$550,000	\$390

## Market Information

Eloquence on the Bay vs North Bay Village



North Bay Village vs Miami-Dade



Eloquence on the Bay: \$538/sq. ft.  
 North Bay Village: \$465/sq. ft.

North Bay Village: \$465/sq. ft.  
 Miami-Dade: \$695/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