# Unit 704 - Eloquence on the Bay

704 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

#### **Unit Information**

 MLS Number:
 A11572335

 Status:
 Active

 Size:
 1,398 Sq ft.

Bedrooms: 3 Full Bathrooms: 3

Half Bathrooms:

Parking Spaces: Assigned Parking, Covered Parking

View:

 List Price:
 \$669,000

 List PPSF:
 \$479

 Valuated Price:
 \$717,000

 Valuated PPSF:
 \$513

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

Bay:

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
North Bay Village
Miami-Dade

105 days
87 days
81 days