

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: \$699,000
 Valuated PPSF: \$496

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

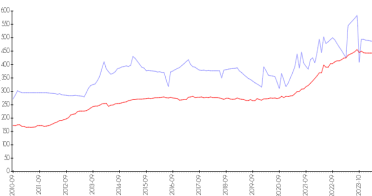
Eloquence On The Bay Condominiums
 7928 East Dr: (305) 720-2495 & (305) 758-7523
 7930 East Dr: (305) 756-8720

Recent Sales

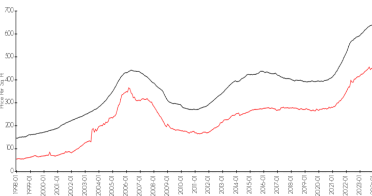
Unit #	Size	Closing Date	Sale Price	PPSF
103	1,658 sq ft	May 2024	\$660,000	\$398
1803	1,575 sq ft	May 2024	\$725,000	\$460
706	828 sq ft	Apr 2024	\$425,000	\$513
807	840 sq ft	Dec 2023	\$425,000	\$506
308	1,358 sq ft	Nov 2023	\$615,000	\$453

Market Information

Eloquence on the Bay vs North Bay Village



North Bay Village vs Miami-Dade



Eloquence on the Bay:	\$484/sq. ft.	North Bay Village:	\$440/sq. ft.
North Bay Village:	\$440/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	113 days
North Bay Village	91 days
Miami-Dade	81 days