

Unit 1002 - Eloquence on the Bay

1002 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

| | |
|-----------------|-------------------------|
| MLS Number: | A11559902 |
| Status: | Active |
| Size: | 1,113 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Covered Parking |
| View: | |
| List Price: | \$699,000 |
| List PPSF: | \$628 |
| Valuated Price: | \$559,000 |
| Valuated PPSF: | \$502 |

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

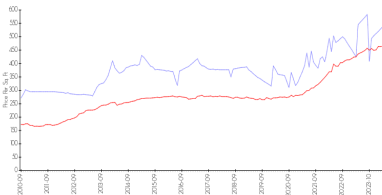
Eloquence On The Bay Condominiums
 7928 East Dr: (305) 720-2495 & (305) 758-7523
 7930 East Dr: (305) 756-8720

Recent Sales

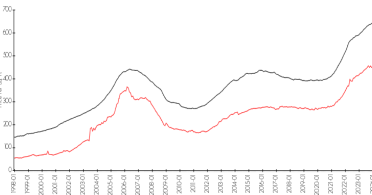
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 1803 | 1,575 sq ft | May 2024 | \$725,000 | \$460 |
| 706 | 828 sq ft | Apr 2024 | \$425,000 | \$513 |
| 807 | 840 sq ft | Dec 2023 | \$425,000 | \$506 |
| 308 | 1,358 sq ft | Nov 2023 | \$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 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: | \$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 | 105 days |
| North Bay Village | 87 days |
| Miami-Dade | 81 days |