

Unit 103 - Eloquence on the Bay

103 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number: A11463271
 Status: Pending
 Size: 1,658 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking

View:
 List Price: \$715,000
 List PPSF: \$431
 Valuated Price: \$700,000
 Valuated PPSF: \$422

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: 11
 Building inventory for sale: 9%
 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: 1

Building Association Information

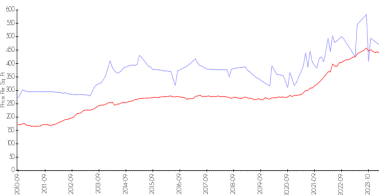
Eloquence On The Bay Condominiums
 7928 East Dr: (305) 720-2495 & (305) 758-7523
 7930 East Dr: (305) 756-8720

Recent Sales

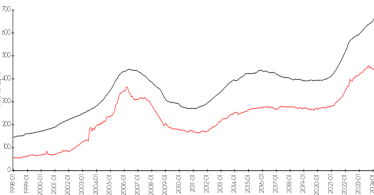
Unit #	Size	Closing Date	Sale Price	PPSF
706	828 sq ft	Apr 2024	\$425,000	\$513
807	840 sq ft	Dec 2023	\$425,000	\$506
308	1,358 sq ft	Nov 2023	\$615,000	\$453
1604	2,498 sq ft	Oct 2023	\$1,164,000	\$466
1105	1,410 sq ft	Oct 2023	\$550,000	\$390

Market Information

Eloquence on the Bay vs North Bay Village



North Bay Village vs Miami-Dade



Eloquence on the Bay: \$470/sq. ft.
 North Bay Village: \$438/sq. ft.
 North Bay Village: \$438/sq. ft.
 Miami-Dade: \$703/sq. ft.

Inventory for Sale

Eloquence on the Bay: 9%
 North Bay Village: 3%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Eloquence on the Bay	118 days
North Bay Village	90 days
Miami-Dade	81 days