

# Unit 1808 - Eloquence on the Bay

1808 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11534963  
 Status: Active  
 Size: 2,748 Sq ft.  
 Bedrooms: 5  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:

List Price: \$1,845,000  
 List PPSF: \$671  
 Valuated Price: \$1,746,000  
 Valuated PPSF: \$700

*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

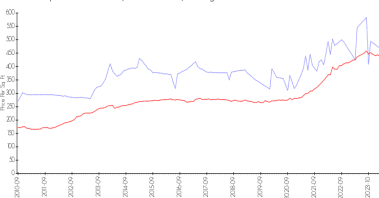
Eloquence On The Bay Condominiums  
 7928 East Dr: (305) 720-2495 & (305) 758-7523  
 7930 East Dr: (305) 756-8720

## Recent Sales

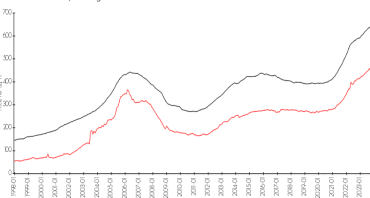
Unit #	Size	Closing Date	Sale Price	PPSF
706	828 sq ft	Apr 2024	\$425,000	\$513
807	840 sq ft	Dec 2023	\$425,000	\$506
308	1,358 sq ft	Nov 2023	\$615,000	\$453
1604	2,498 sq ft	Oct 2023	\$1,164,000	\$466
1105	1,410 sq ft	Oct 2023	\$550,000	\$390

## 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