

# Unit 1604 - Eloquence on the Bay

1604 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11536378  
 Status: Active  
 Size: 2,498 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Spaces,Assigned Parking,Electric Vehicle Charging Station  
 View: Bay,Canal,Intracoastal View  
 Rental Price: \$9,200  
 List PPSF: \$4  
 Valuated Price: \$1,320,000  
 Valuated PPSF: \$528

*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.*



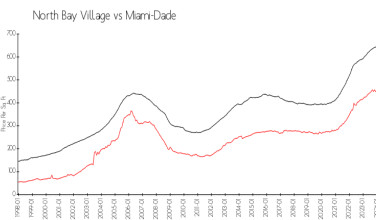
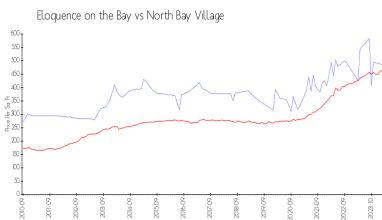
## Building Information

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

## Market Information



Eloquence on the Bay: \$483/sq. ft.  
 North Bay Village: \$461/sq. ft.  
 North Bay Village: \$461/sq. ft.  
 Miami-Dade: \$698/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: 89 days  
 Miami-Dade: 81 days