

# 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:	\$1,471,000
Valuated PPSF:	\$589

*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.*

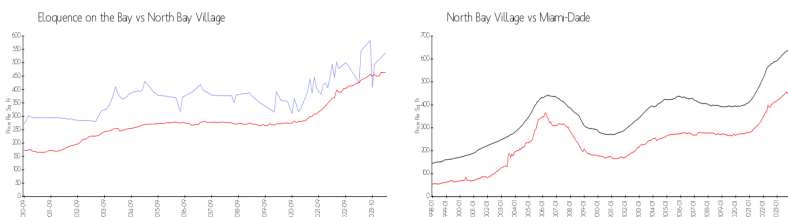
## Building Information

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

## Market Information



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	110 days
North Bay Village	88 days
Miami-Dade	81 days

