# Unit 1806 - Eloquence on the Bay

1806 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141



## Unit Information

| | |
|---|---|
| MLS Number: | A11537601 |
| Status: | Active |
| Size: | 1,575 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Covered Parking |
| View: | |
| List Price: | $1,175,000 |
| List PPSF: | $746 |
| Valuated Price: | $687,000 |
| Valuated PPSF: | $436 |

*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.*



*Built in 2009 - 120 units - 19 floors*

## Building Information

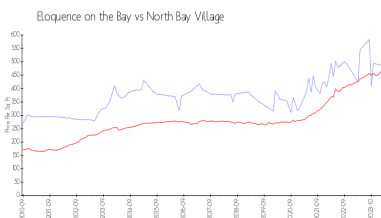| | |
|---|---|
| Number of units: | 120 |
| Number of active listings for rent: | 12 |
| Number of active listings for sale: | 11 |
| Building inventory for sale: | 9% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

## Building Association Information

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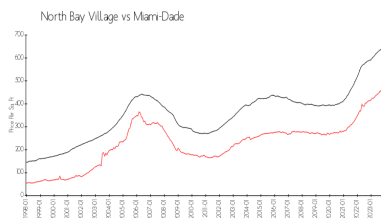7928 East Dr: (305) 720-2495 & (305) 758-7523
7930 East Dr: (305) 756-8720

## 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: | $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 |