

# Unit 703 - Eloquence on the Bay

703 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11541367  
 Status: Active  
 Size: 828 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking  
 View:  
 List Price: \$489,800  
 List PPSF: \$592  
 Valuated Price: \$352,000  
 Valuated PPSF: \$425

*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

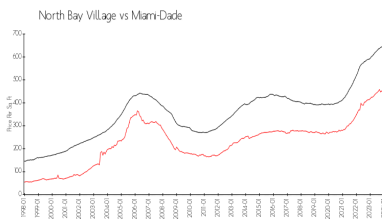
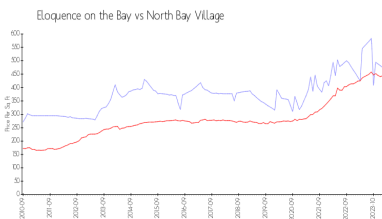
## Building Association Information

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:	\$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