

Unit 1501 - Eloquence on the Bay

1501 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

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|-----------------|--|
| MLS Number: | A11547781 |
| Status: | Active |
| Size: | 1,086 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Assigned Parking,Covered Parking,Guest Parking |
| View: | |
| List Price: | \$750,000 |
| List PPSF: | \$691 |
| Valuated Price: | \$541,000 |
| Valuated PPSF: | \$498 |

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

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|--|-----|
| 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 |

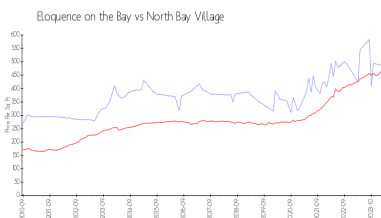
Building Association Information

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

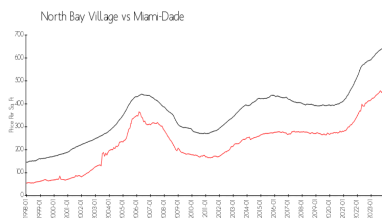
Recent Sales

| 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 |