

# Unit 901 - Cielo on the Bay

901 - 7935 East Dr, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11549997
Status:	Active
Size:	1,910 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,750,000
List PPSF:	\$916
Valuated Price:	\$1,664,000
Valuated PPSF:	\$871

*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:	35
Number of active listings for rent:	2
Number of active listings for sale:	4
Building inventory for sale:	11%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

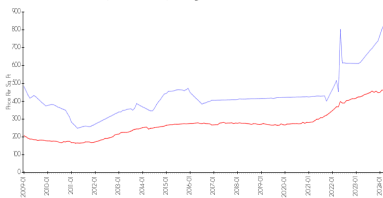
Cielo on the Bay Condominium Association

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1101	1,910 sq ft	Mar 2024	\$1,200,000	\$628
802	1,954 sq ft	Dec 2023	\$1,228,000	\$628
801	1,910 sq ft	Sep 2023	\$1,140,000	\$597

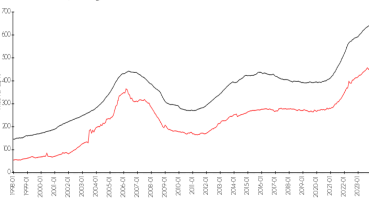
## Market Information

Cielo on the Bay vs North Bay Village



Cielo on the Bay: \$869/sq. ft.  
North Bay Village: \$461/sq. ft.

North Bay Village vs Miami-Dade



North Bay Village: \$461/sq. ft.  
Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Cielo on the Bay	11%
North Bay Village	3%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Cielo on the Bay	107 days
North Bay Village	89 days



