

Unit 1601 - Eloquence on the Bay

1601 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11577821
Status:	Active
Size:	2,496 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,600,000
List PPSF:	\$641
Valuated Price:	\$1,359,000
Valuated PPSF:	\$544

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:	7
Building inventory for sale:	5%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

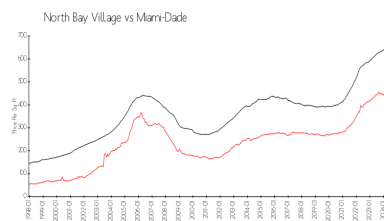
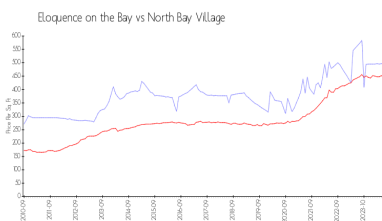
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
907	840 sq ft	Jul 2024	\$470,000	\$560
703	828 sq ft	Jun 2024	\$489,800	\$592
103	1,658 sq ft	May 2024	\$660,000	\$398
1803	1,575 sq ft	May 2024	\$725,000	\$460
706	828 sq ft	Apr 2024	\$425,000	\$513

Market Information



Eloquence on the Bay:	\$497/sq. ft.	North Bay Village:	\$446/sq. ft.
North Bay Village:	\$446/sq. ft.	Miami-Dade:	\$695/sq. ft.

Inventory for Sale

Eloquence on the Bay	6%
North Bay Village	4%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Eloquence on the Bay	125 days
North Bay Village	97 days
Miami-Dade	84 days