

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: \$1,426,000
 Valuated PPSF: \$571

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: 8
 Building inventory for sale: 6%
 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: 4

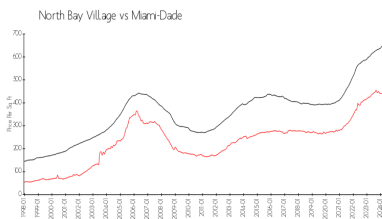
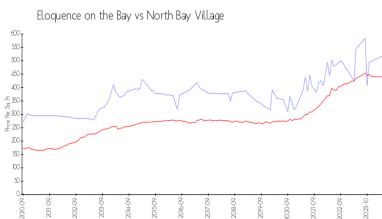
Building Association Information

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:	\$522/sq. ft.	North Bay Village:	\$448/sq. ft.
North Bay Village:	\$448/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Eloquence on the Bay: 7%
 North Bay Village: 3%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Eloquence on the Bay	125 days
North Bay Village	97 days
Miami-Dade	83 days