

# Unit 604 - Eloquence on the Bay

604 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11583647  
 Status: Active  
 Size: 1,398 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$765,000  
 List PPSF: \$547  
 Valuated Price: \$656,000  
 Valuated PPSF: \$469

*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: 10  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 0

## Building Association Information

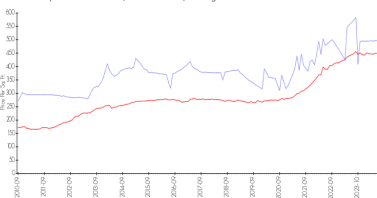
Eloquence On The Bay Condominiums  
 7928 East Dr: (305) 720-2495 & (305) 758-7523  
 7930 East Dr: (305) 756-8720

## Recent Sales

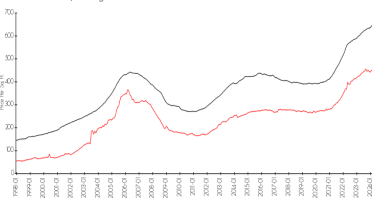
Unit #	Size	Closing Date	Sale Price	PPSF
907	840 sq ft	Jul 2024	\$470,000	\$560
703	828 sq ft	Jun 2024	\$489,800	\$592
103	1,658 sq ft	May 2024	\$660,000	\$398
1803	1,575 sq ft	May 2024	\$725,000	\$460
706	828 sq ft	Apr 2024	\$425,000	\$513

## Market Information

Eloquence on the Bay vs North Bay Village



North Bay Village vs Miami-Dade



Eloquence on the Bay: \$497/sq. ft.  
 North Bay Village: \$450/sq. ft.  
 Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Eloquence on the Bay: 8%  
 North Bay Village: 4%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Eloquence on the Bay: 125 days  
 North Bay Village: 93 days



