

Unit 605 - Eloquence on the Bay

605 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number: A11596114
 Status: Active
 Size: 1,410 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Golf Cart Parking,Guest Parking

View:
 List Price: \$690,000
 List PPSF: \$489
 Valuated Price: \$662,000
 Valuated PPSF: \$470

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

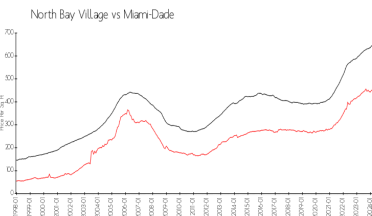
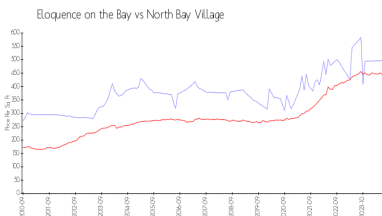
Building Association Information

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: \$696/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	98 days
Miami-Dade	84 days