

# Unit 805 - Eloquence on the Bay

805 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11620833  
 Status: Active  
 Size: 1,410 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces, Parking Garage  
 View: Bay, Water View  
 Rental Price: \$4,600  
 List PPSF: \$3  
 Valuated Price: \$709,000  
 Valuated PPSF: \$503

*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

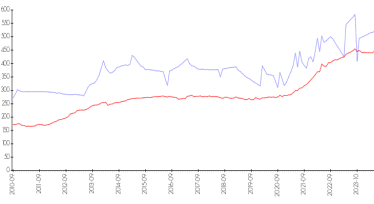
Number of units: 120  
 Number of active listings for rent: 12  
 Number of active listings for sale: 8  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

## Building Association Information

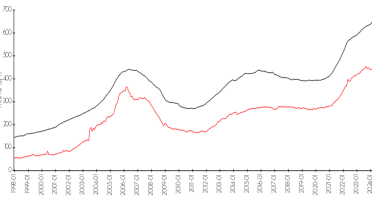
Eloquence On The Bay Condominiums  
 7928 East Dr: (305) 720-2495 & (305) 758-7523  
 7930 East Dr: (305) 756-8720

## Market Information

Eloquence on the Bay vs North Bay Village



North Bay Village vs Miami-Dade



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	95 days
Miami-Dade	83 days

