

Unit 502 - Eloquence on the Bay

502 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number: A11661166
 Status: Active
 Size: 1,113 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$535,000
 List PPSF: \$481
 Valuated Price: \$488,000
 Valuated PPSF: \$438

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: 14
 Building inventory for sale: 11%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 0

Building Association Information

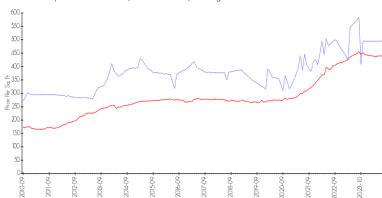
Eloquence On The Bay Condominiums
 7928 East Dr: (305) 720-2495 & (305) 758-7523
 7930 East Dr: (305) 756-8720

Recent Sales

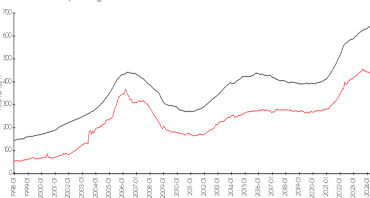
Unit #	Size	Closing Date	Sale Price	PPSF
907	840 sq ft	Jul 2024	\$470,000	\$560
703	828 sq ft	Jun 2024	\$489,800	\$592
103	1,658 sq ft	May 2024	\$660,000	\$398
1803	1,575 sq ft	May 2024	\$725,000	\$460
706	828 sq ft	Apr 2024	\$425,000	\$513

Market Information

Eloquence on the Bay vs North Bay Village



North Bay Village vs Miami-Dade



Eloquence on the Bay:	\$494/sq. ft.	North Bay Village:	\$435/sq. ft.
North Bay Village:	\$435/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Eloquence on the Bay: 12%
 North Bay Village: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Eloquence on the Bay: 116 days
 North Bay Village: 85 days

Miami-Dade

86 days