

# Unit 805 - Eloquence on the Bay

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

## Unit Information

MLS Number: A11664084  
 Status: Active  
 Size: 1,410 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Covered Parking  
 View:  
 List Price: \$710,000  
 List PPSF: \$504  
 Valuated Price: \$686,000  
 Valuated PPSF: \$487

*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: 11  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

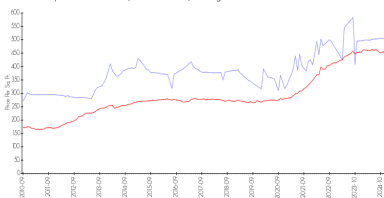
Eloquence On The Bay Condominiums  
 7928 East Dr: (305) 720-2495 & (305) 758-7523  
 7930 East Dr: (305) 756-8720

## Recent Sales

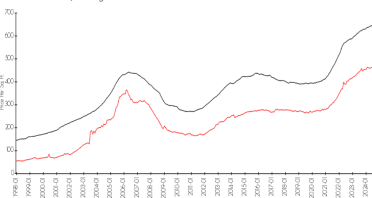
Unit #	Size	Closing Date	Sale Price	PPSF
1808	2,748 sq ft	Nov 2024	\$1,688,000	\$614
907	840 sq ft	Jul 2024	\$470,000	\$560
703	828 sq ft	Jun 2024	\$489,800	\$592
103	1,658 sq ft	May 2024	\$660,000	\$398
1803	1,575 sq ft	May 2024	\$725,000	\$460

## Market Information

Eloquence on the Bay vs North Bay Village



North Bay Village vs Miami-Dade



Eloquence on the Bay: \$505/sq. ft.  
 North Bay Village: \$457/sq. ft.  
 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Eloquence on the Bay: 9%  
 North Bay Village: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Eloquence on the Bay: 119 days  
 North Bay Village: 83 days



