

Unit 307 - Eloquence on the Bay

307 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number: A11693439
 Status: Active
 Size: 840 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$460,000
 List PPSF: \$548
 Valuated Price: \$342,000
 Valuated PPSF: \$407

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: 13
 Building inventory for sale: 10%
 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

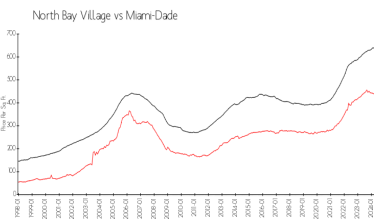
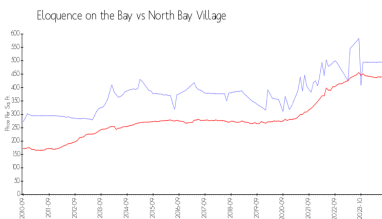
Building Association Information

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: \$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: 11%
 North Bay Village: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Eloquence on the Bay: 116 days



North Bay Village
Miami-Dade

85 days
86 days