

Unit 1008 - Eloquence on the Bay

1008 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number: A11767645
 Status: Active
 Size: 1,358 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Covered Parking,Deeded Parking

View:
 List Price: \$850,000
 List PPSF: \$626
 Valuated Price: \$666,000
 Valuated PPSF: \$490

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: 9
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Building Association Information

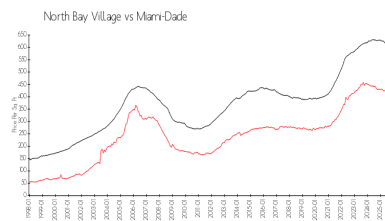
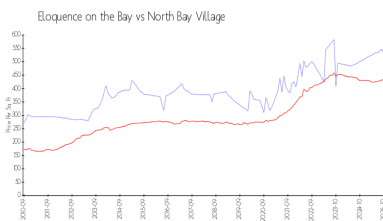
Eloquence On The Bay Condominiums
 7928 East Dr: (305) 720-2495 & (305) 758-7523
 7930 East Dr: (305) 756-8720

<https://>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 1107 | 840 sq ft | Sep 2025 | \$410,000 | \$488 |
| 605 | 1,410 sq ft | Aug 2025 | \$525,000 | \$372 |
| 2001 | 4,050 sq ft | Jul 2025 | \$1,900,000 | \$469 |

Market Information



| | | | |
|-----------------------|---------------|--------------------|---------------|
| Eloquence on the Bay: | \$499/sq. ft. | North Bay Village: | \$431/sq. ft. |
| North Bay Village: | \$431/sq. ft. | Miami-Dade: | \$668/sq. ft. |

Inventory for Sale

| | |
|----------------------|----|
| Eloquence on the Bay | 8% |
| North Bay Village | 4% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months



Eloquence on the Bay
North Bay Village
Miami-Dade

99 days
86 days
77 days