

Unit 1806 - Eloquence on the Bay

1806 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11825833
Status:	Active
Size:	1,575 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,275,000
List PPSF:	\$810
Valuated Price:	\$711,000
Valuated PPSF:	\$451

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:	0

Building Association Information

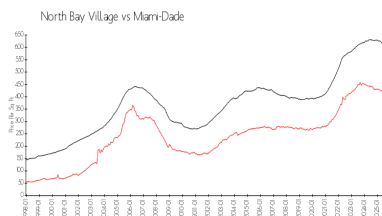
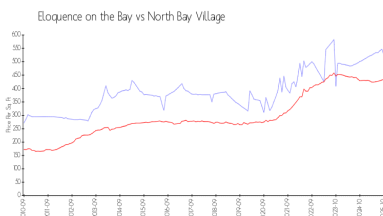
Eloquence On The Bay Condominiums
 7928 East Dr: (305) 720-2495 & (305) 758-7523
 7930 East Dr: (305) 756-8720

<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	99 days
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North Bay Village
Miami-Dade

85 days
77 days