

# Unit 1104 - Cielo on the Bay

1104 - 7935 East Dr, North Bay Village, FL, Miami-Dade 33141

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11871606                                      |
| Status:         | Active   |
| Size:           | 1,840 Sq ft.                                   |
| Bedrooms:       | 3  |
| Full Bathrooms: | 3  |
| Half Bathrooms: | 0  |
| Parking Spaces: | 2 Or More Spaces,Covered Parking,Guest Parking |
| View:           |  |
| List Price:     | \$1,395,000                                    |
| List PPSF:      | \$758  |
| Valuated Price: | \$1,228,000                                    |
| Valuated PPSF:  | \$667  |

*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:                         | 35 |
| Number of active listings for rent:      | 2  |
| Number of active listings for sale:      | 3  |
| Building inventory for sale:             | 8% |
| Number of sales over the last 12 months: | 3  |
| Number of sales over the last 6 months:  | 2  |
| Number of sales over the last 3 months:  | 0  |

## Building Association Information

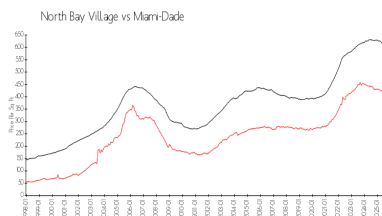
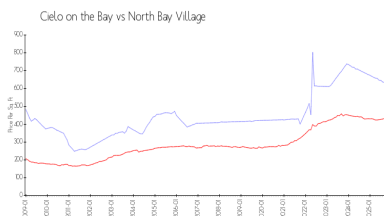
Cielo on the Bay Condominium Association

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 1202   | 1,954 sq ft | Jul 2025     | \$1,000,000 | \$512 |
| 1002   | 1,954 sq ft | Jul 2025     | \$1,400,000 | \$716 |
| PH1    | 1,910 sq ft | May 2025     | \$1,740,000 | \$911 |

## Market Information



|                    |               |                    |               |
|--------------------|---------------|--------------------|---------------|
| Cielo on the Bay:  | \$623/sq. ft. | North Bay Village: | \$431/sq. ft. |
| North Bay Village: | \$431/sq. ft. | Miami-Dade:        | \$668/sq. ft. |

## Inventory for Sale

|                   |    |
|-------------------|----|
| Cielo on the Bay  | 9% |
| North Bay Village | 4% |
| Miami-Dade        | 4% |

## Avg. Time to Close Over Last 12 Months

|                   |         |
|-------------------|---------|
| Cielo on the Bay  | 92 days |
| North Bay Village | 85 days |

