

# Unit 1604 - Eloquence on the Bay

1604 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11903685  
 Status: Active  
 Size: 2,498 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Spaces,Assigned Parking,Electric Vehicle Charging Station  
 View: Bay,Canal,Intracoastal View  
 Rental Price: \$9,500  
 List PPSF: \$4  
 Valuated Price: \$1,365,000  
 Valuated PPSF: \$546

*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

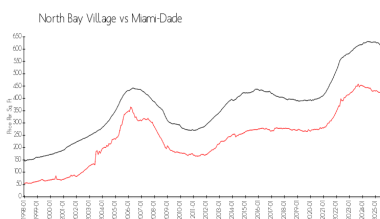
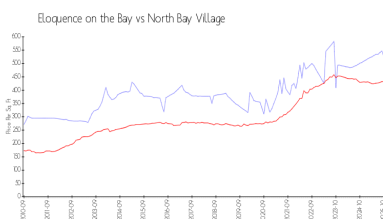
Number of units: 120  
 Number of active listings for rent: 12  
 Number of active listings for sale: 9  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

## Building Association Information

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

<https://>

## 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 |
| North Bay Village    | 85 days |
| Miami-Dade           | 77 days |

