

# Unit 1501 - Eloquence on the Bay

1501 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | F10242733                                |
| Status:         | Active                                   |
| Size:           | 1,086 Sq ft.                             |
| Bedrooms:       | 2  |
| Full Bathrooms: | 2  |
| Half Bathrooms: | 0  |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View:           | Bay,Water View                           |
| List Price:     | \$420,000                                |
| List PPSF:      | \$387                                    |
| Valuated Price: | \$541,000                                |
| Valuated PPSF:  | \$498                                    |

*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:      | 11  |
| Building inventory for sale:             | 9%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

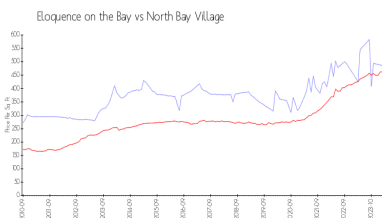
## Building Association Information

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

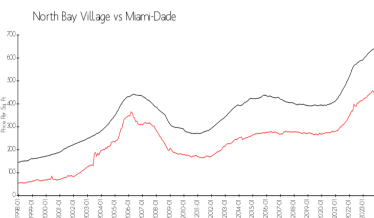
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 706    | 828 sq ft   | Apr 2024     | \$425,000   | \$513 |
| 807    | 840 sq ft   | Dec 2023     | \$425,000   | \$506 |
| 308    | 1,358 sq ft | Nov 2023     | \$615,000   | \$453 |
| 1604   | 2,498 sq ft | Oct 2023     | \$1,164,000 | \$466 |
| 1105   | 1,410 sq ft | Oct 2023     | \$550,000   | \$390 |

## Market Information



Eloquence on the Bay: \$483/sq. ft.  
 North Bay Village: \$461/sq. ft.



North Bay Village: \$461/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

|                      |    |
|----------------------|----|
| Eloquence on the Bay | 9% |
| North Bay Village    | 3% |
| Miami-Dade           | 3% |



**Avg. Time to Close Over Last 12 Months**

|                      |          |
|----------------------|----------|
| Eloquence on the Bay | 118 days |
| North Bay Village    | 89 days  |
| Miami-Dade           | 81 days  |