

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: \$527,000
 Valuated PPSF: \$485

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: 4
 Number of sales over the last 3 months: 1

Building Association Information

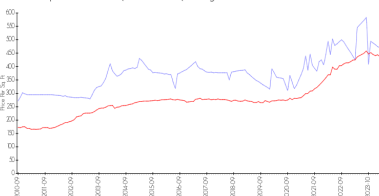
Eloquence On The Bay Condominiums
 7928 East Dr: (305) 720-2495 & (305) 758-7523
 7930 East Dr: (305) 756-8720

Recent Sales

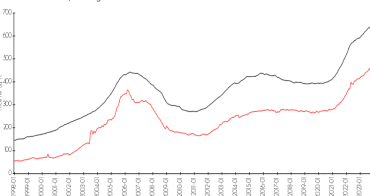
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 706 | 828 sq ft | Apr 2024 | \$425,000 | \$513 |
| 807 | 840 sq ft | Dec 2023 | \$425,000 | \$506 |
| 308 | 1,358 sq ft | Nov 2023 | \$615,000 | \$453 |
| 1604 | 2,498 sq ft | Oct 2023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

Market Information

Eloquence on the Bay vs North Bay Village



North Bay Village vs Miami-Dade



Eloquence on the Bay: \$470/sq. ft.
 North Bay Village: \$438/sq. ft.
 North Bay Village: \$438/sq. ft.
 Miami-Dade: \$703/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 | 90 days |
| Miami-Dade | 81 days |