

Unit 1104 - Cielo on the Bay

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

Unit Information

MLS Number: RX-10970598
 Status: Active
 Size: 1,840 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 2+ Spaces, Assigned, Covered, Garage - Building
 View: Bay, Intracoastal
 List Price: \$1,799,000
 List PPSF: \$978
 Valuated Price: \$1,713,000
 Valuated PPSF: \$931

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: 4
 Building inventory for sale: 11%
 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: 1

Building Association Information

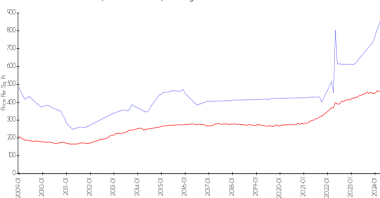
Cielo on the Bay Condominium Association

Recent Sales

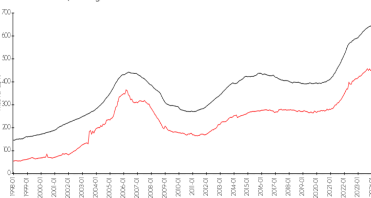
Unit #	Size	Closing Date	Sale Price	PPSF
1101	1,910 sq ft	Mar 2024	\$1,200,000	\$628
802	1,954 sq ft	Dec 2023	\$1,228,000	\$628
801	1,910 sq ft	Sep 2023	\$1,140,000	\$597

Market Information

Cielo on the Bay vs North Bay Village



North Bay Village vs Miami-Dade



Cielo on the Bay: \$869/sq. ft.
 North Bay Village: \$461/sq. ft.

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

Inventory for Sale

Cielo on the Bay: 11%
 North Bay Village: 3%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Cielo on the Bay: 107 days



North Bay Village
Miami-Dade

89 days
81 days