

Unit 9N - Kennedy House

9N - 1865 NE 79 St, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number: A11559679
 Status: Active
 Size: 1,356 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking,Valet Parking
 View:
 List Price: \$365,000
 List PPSF: \$269
 Valuated Price: \$403,000
 Valuated PPSF: \$297

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: 229
 Number of active listings for rent: 4
 Number of active listings for sale: 8
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Building Association Information

Kennedy House Condominium Association Inc
 (305) 866-4691

Recent Sales

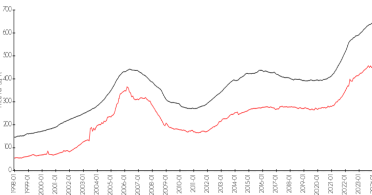
Unit #	Size	Closing Date	Sale Price	PPSF
9E	940 sq ft	Apr 2024	\$276,500	\$294
4G	940 sq ft	Jan 2024	\$230,000	\$245
15G	940 sq ft	Nov 2023	\$279,000	\$297
3I	1,057 sq ft	Oct 2023	\$320,000	\$303
12I	1,057 sq ft	Jul 2023	\$340,000	\$322
12E	940 sq ft	Jul 2023	\$272,000	\$289

Market Information

Kennedy House vs North Bay Village



North Bay Village vs Miami-Dade

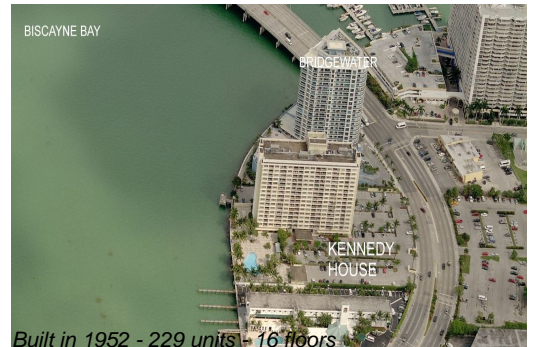


Kennedy House: \$294/sq. ft.
 North Bay Village: \$465/sq. ft.

North Bay Village: \$465/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Kennedy House 3%
 North Bay Village 3%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Kennedy House	51 days
North Bay Village	87 days
Miami-Dade	81 days