

# Unit 703 - Bridgewater

703 - 1881 NE 79 St, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11401235
Status:	Active
Size:	1,195 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$450,000
List PPSF:	\$377
Valuated Price:	\$418,000
Valuated PPSF:	\$350

*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:	118
Number of active listings for rent:	1
Number of active listings for sale:	2
Building inventory for sale:	1%
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

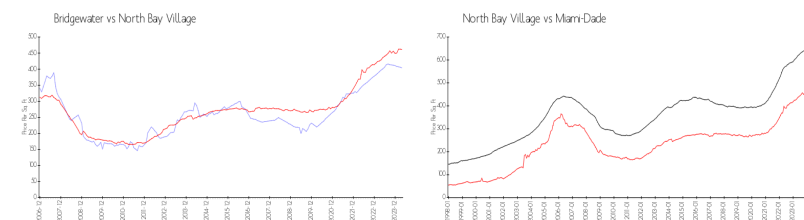
## Building Association Information

Bridgewater Condominium  
(305) 861-1800

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
705	1,171 sq ft	Feb 2024	\$388,239	\$332
1406	1,274 sq ft	Jan 2024	\$495,000	\$389
1103	1,195 sq ft	Dec 2023	\$420,000	\$351
1605	1,171 sq ft	Oct 2023	\$525,000	\$448
601	1,470 sq ft	Aug 2023	\$600,000	\$408
1206	1,274 sq ft	Aug 2023	\$510,000	\$400

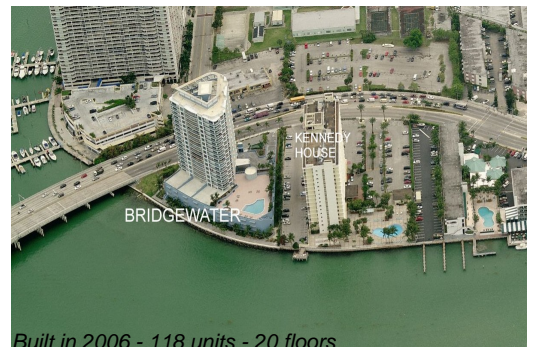
## Market Information



Bridgewater:	\$404/sq. ft.	North Bay Village:	\$461/sq. ft.
North Bay Village:	\$461/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Bridgewater	2%
North Bay Village	3%
Miami-Dade	3%



Built in 2006 - 118 units - 20 floors

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

Bridgewater	100 days
North Bay Village	89 days
Miami-Dade	81 days