

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: 4
 Number of sales over the last 3 months: 2

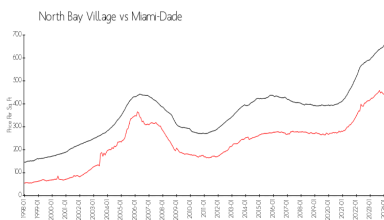
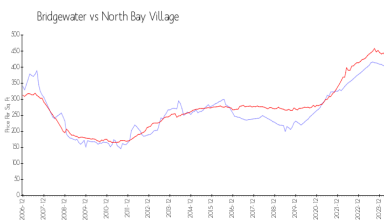
Building Association Information

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

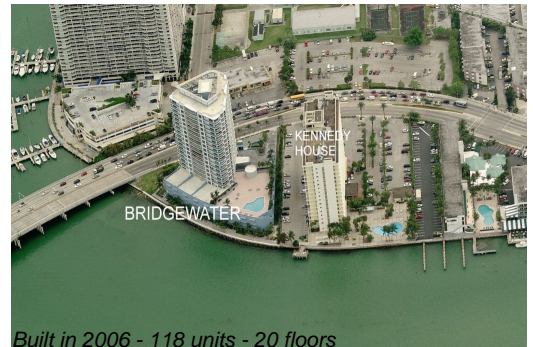


Bridgewater: \$404/sq. ft.
 North Bay Village: \$438/sq. ft.

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 Miami-Dade: \$703/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Bridgewater	100 days
North Bay Village	90 days
Miami-Dade	81 days