

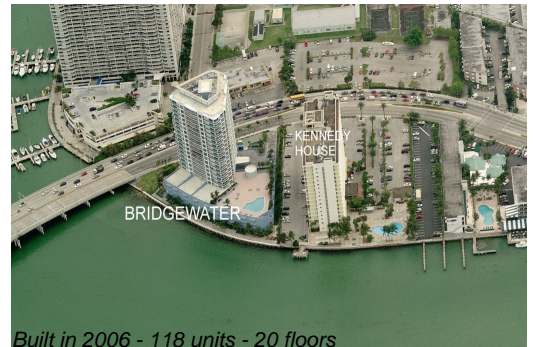
Unit 1704 - Bridgewater

1704 - 1881 NE 79 St, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number: A11469626
 Status: Active
 Size: 1,221 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$520,000
 List PPSF: \$426
 Valuated Price: \$468,000
 Valuated PPSF: \$383

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: 3
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

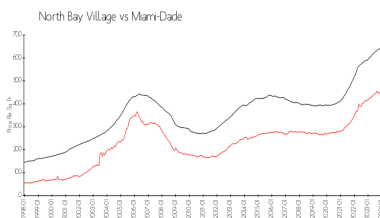
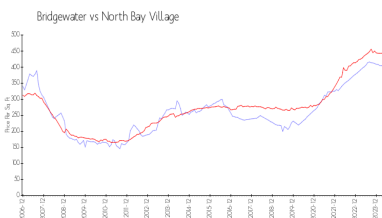
Building Association Information

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: \$401/sq. ft.
 North Bay Village: \$441/sq. ft.
 North Bay Village: \$441/sq. ft.
 Miami-Dade: \$705/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Bridgewater	106 days
North Bay Village	91 days
Miami-Dade	81 days