

Unit 1L - Kennedy House

1L - 1865 NE 79 St, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11543052
Status:	Active
Size:	577 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$260,000
List PPSF:	\$451
Valuated Price:	\$160,000
Valuated PPSF:	\$277

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

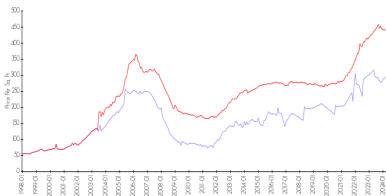
Kennedy House Condominium Association Inc
(305) 866-4691

Recent Sales

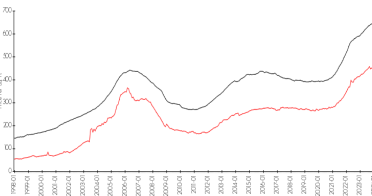
Unit #	Size	Closing Date	Sale Price	PPSF
9E	940 sq ft	Apr 2024	\$276,500	\$294
4G	940 sq ft	Jan 2024	\$230,000	\$245
15G	940 sq ft	Nov 2023	\$279,000	\$297
3I	1,057 sq ft	Oct 2023	\$320,000	\$303
12I	1,057 sq ft	Jul 2023	\$340,000	\$322
12E	940 sq ft	Jul 2023	\$272,000	\$289

Market Information

Kennedy House vs North Bay Village



North Bay Village vs Miami-Dade



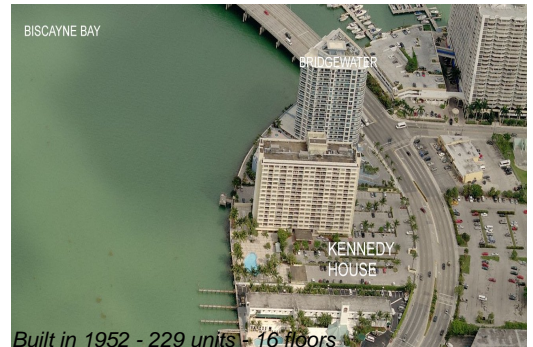
Kennedy House: \$294/sq. ft.
North Bay Village: \$438/sq. ft.

North Bay Village: \$438/sq. ft.
Miami-Dade: \$703/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
North Bay Village
Miami-Dade

51 days
90 days
81 days