

Unit 1401 - Bridgewater

1401 - 1881 NE 79 St, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11585298
Status:	Active
Size:	1,470 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$650,000
List PPSF:	\$442
Valuated Price:	\$610,000
Valuated PPSF:	\$415

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:	7
Building inventory for sale:	5%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

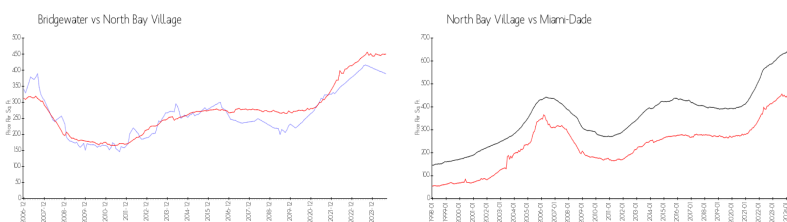
Building Association Information

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

Market Information



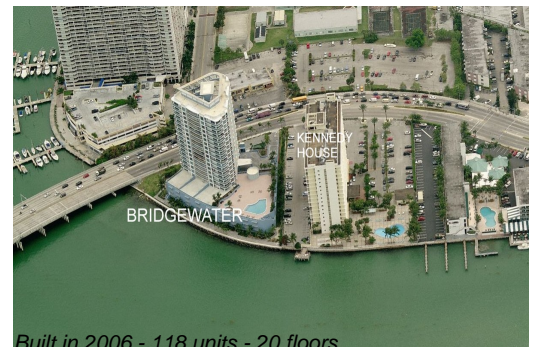
Bridgewater:	\$388/sq. ft.	North Bay Village:	\$450/sq. ft.
North Bay Village:	\$450/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Bridgewater	6%
North Bay Village	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Bridgewater	93 days
North Bay Village	92 days
Miami-Dade	85 days



Built in 2006 - 118 units - 20 floors