

Unit 801 - Lexi

801 - 1700 Kennedy Causeway, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11591265
Status:	Active
Size:	1,753 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$880,000
List PPSF:	\$502
Valuated Price:	\$704,000
Valuated PPSF:	\$402

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:	164
Number of active listings for rent:	5
Number of active listings for sale:	7
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

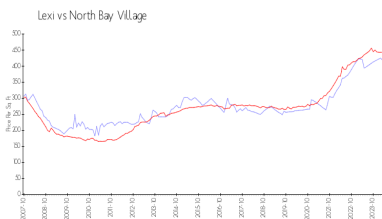
Building Association Information

Lexi condominium
(305) 866-9355

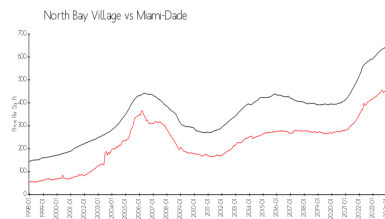
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
707	1,735 sq ft	Mar 2024	\$605,000	\$349
2002	1,753 sq ft	Feb 2024	\$950,000	\$542
810	1,458 sq ft	Feb 2024	\$575,000	\$394
808	1,735 sq ft	Feb 2024	\$660,000	\$380
811	1,753 sq ft	Oct 2023	\$714,000	\$407

Market Information



Lexi: \$408/sq. ft.
North Bay Village: \$441/sq. ft.



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

Inventory for Sale

Lexi	4%
North Bay Village	3%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Lexi
North Bay Village
Miami-Dade

132 days
91 days
82 days