

Unit 503F - Bayview at North Bay Village

503F - 1625 Kennedy Cswy, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11601663
Status:	Active
Size:	1,253 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$580,000
List PPSF:	\$463
Valuated Price:	\$543,000
Valuated PPSF:	\$433

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:	75
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	9%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

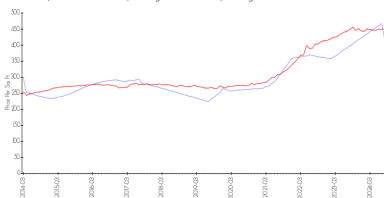
Bayview Condominium
 at North Bay Village
 1625 Kennedy Causeway
 North Bay Village, Florida 33141-4177
 Phone: +1 305-868-6446

Recent Sales

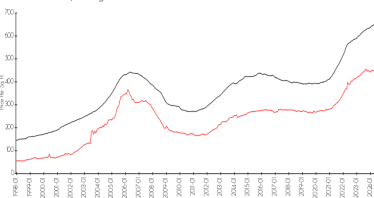
Unit #	Size	Closing Date	Sale Price	PPSF
706B	1,109 sq ft	Jul 2024	\$545,000	\$491
1105G	932 sq ft	Feb 2024	\$390,000	\$418
PH3	1,109 sq ft	Nov 2023	\$570,000	\$514

Market Information

Bayview at North Bay Village vs North Bay Village



North Bay Village vs Miami-Dade



Bayview at North Bay Village: \$420/sq. ft.
 North Bay Village: \$450/sq. ft.

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

Inventory for Sale

Bayview at North Bay Village	9%
North Bay Village	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Bayview at North Bay Village	113 days
North Bay Village	93 days



