

Unit 1806 - Bridgewater

1806 - 1881 NE 79 St, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number: A11608073
 Status: Withdrawn
 Size: 1,274 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$559,000
 List PPSF: \$439
 Valuated Price: \$500,000
 Valuated PPSF: \$392

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: 6
 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

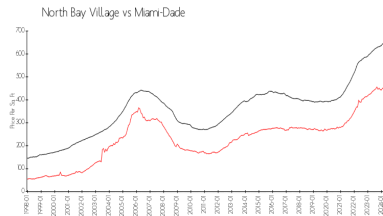
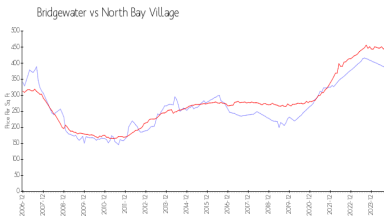
Building Association Information

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



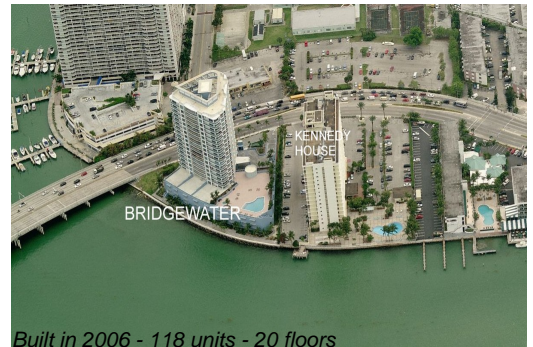
Bridgewater: \$387/sq. ft. North Bay Village: \$446/sq. ft.
 North Bay Village: \$446/sq. ft. Miami-Dade: \$696/sq. ft.

Inventory for Sale

Bridgewater: 5%
 North Bay Village: 4%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Bridgewater: 93 days



North Bay Village
Miami-Dade

98 days
84 days