

# Unit 606 - Bridgewater

606 - 1881 NE 79 St, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11612754
Status:	Active
Size:	1,274 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$465,000
List PPSF:	\$365
Valuated Price:	\$450,000
Valuated PPSF:	\$353

*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

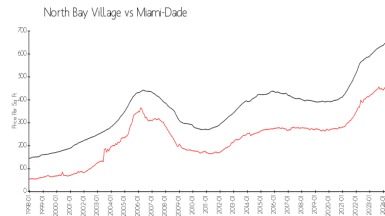
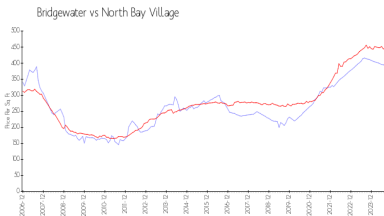
## Building Association Information

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: \$392/sq. ft.  
North Bay Village: \$446/sq. ft.

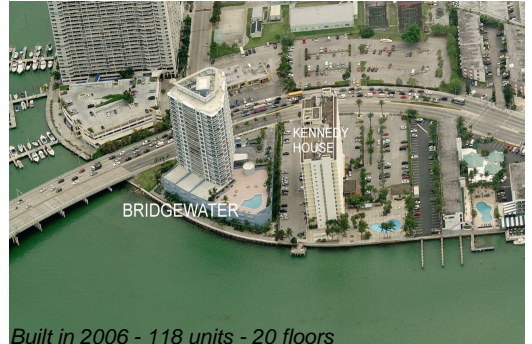
North Bay Village: \$446/sq. ft.  
Miami-Dade: \$697/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Bridgewater	93 days
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North Bay Village  
Miami-Dade

97 days  
84 days