

Unit 804 - Lexi

804 - 1700 Kennedy Causeway, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11615561
Status:	Active
Size:	1,458 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$595,000
List PPSF:	\$408
Valuated Price:	\$577,000
Valuated PPSF:	\$396

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:	6
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

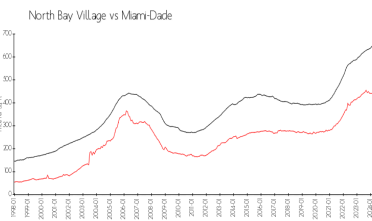
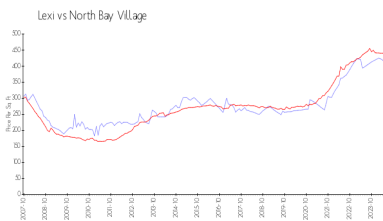
Building Association Information

Lexi condominium
(305) 866-9355

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1001	1,753 sq ft	Jul 2024	\$690,000	\$394
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

Market Information

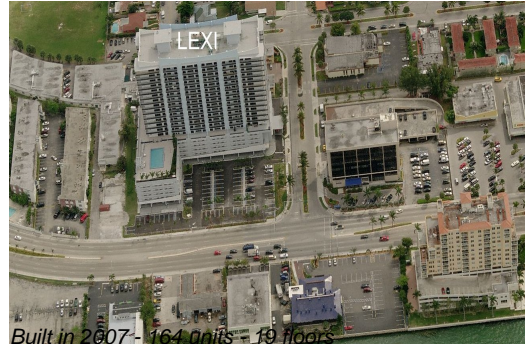


Lexi:	\$414/sq. ft.	North Bay Village:	\$448/sq. ft.
North Bay Village:	\$448/sq. ft.	Miami-Dade:	\$704/sq. ft.

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

115 days
95 days
83 days