

# Unit 2011 - Lexi

2011 - 1700 Kennedy Causeway, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11618807  
 Status: Active  
 Size: 1,753 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:  
 List Price: \$849,000  
 List PPSF: \$484  
 Valuated Price: \$877,000  
 Valuated PPSF: \$500

*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: 10  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

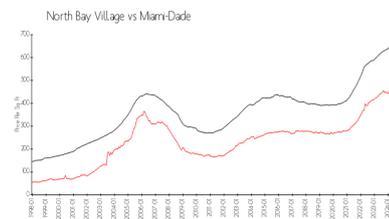
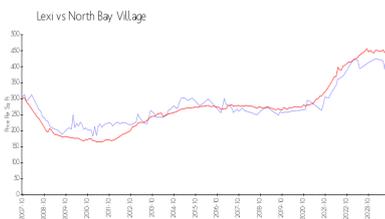
## Building Association Information

Lexi condominium  
 (305) 866-9355

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
608	1,735 sq ft	Aug 2024	\$700,000	\$403
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: \$430/sq. ft.  
 North Bay Village: \$446/sq. ft.  
 North Bay Village: \$446/sq. ft.  
 Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Lexi: 6%  
 North Bay Village: 4%  
 Miami-Dade: 4%



## **Avg. Time to Close Over Last 12 Months**

Lexi	107 days
North Bay Village	97 days
Miami-Dade	84 days