

# Unit 2J - Kennedy House

2J - 1865 NE 79 St, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11629158  
 Status: Active  
 Size: 940 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$282,000  
 List PPSF: \$300  
 Valuated Price: \$269,000  
 Valuated PPSF: \$286

*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: 229  
 Number of active listings for rent: 4  
 Number of active listings for sale: 9  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

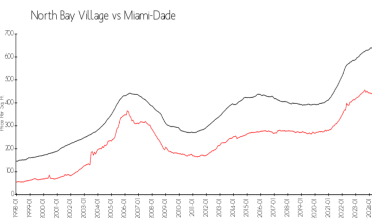
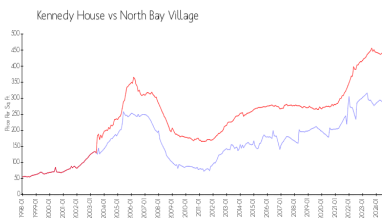
## Building Association Information

Kennedy House Condominium Association Inc  
 (305) 866-4691

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3D	940 sq ft	Oct 2024	\$230,000	\$245
7I	1,057 sq ft	Jun 2024	\$340,000	\$322
8J	940 sq ft	Jun 2024	\$279,000	\$297
11M	940 sq ft	Jun 2024	\$247,500	\$263
9E	940 sq ft	Apr 2024	\$276,500	\$294

## Market Information



Kennedy House: \$298/sq. ft.  
 North Bay Village: \$435/sq. ft.  
 North Bay Village: \$435/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Kennedy House: 4%  
 North Bay Village: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Kennedy House: 61 days  
 North Bay Village: 86 days  
 Miami-Dade: 86 days

