

# Unit 605 - Bridgewater

605 - 1881 NE 79 St, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11641376  
 Status: Active  
 Size: 1,171 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$450,000  
 List PPSF: \$384  
 Valuated Price: \$422,000  
 Valuated PPSF: \$360

*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: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

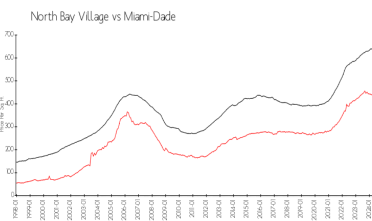
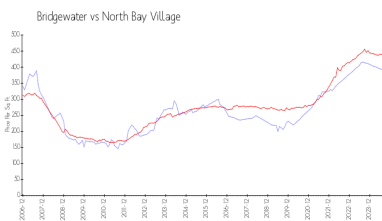
## Building Association Information

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

## Market Information



Bridgewater: \$389/sq. ft.  
 North Bay Village: \$435/sq. ft.  
 North Bay Village: \$435/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Bridgewater: 6%  
 North Bay Village: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Bridgewater: 73 days  
 North Bay Village: 86 days  
 Miami-Dade: 86 days

