

Unit 706 - Bridgewater

706 - 1881 NE 79 St, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11678823
Status:	Pending
Size:	1,274 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$363,000
List PPSF:	\$285
Valuated Price:	\$356,000
Valuated PPSF:	\$279

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:	6
Building inventory for sale:	5%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

Building Association Information

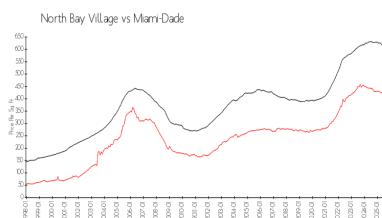
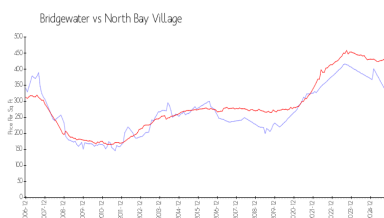
Bridgewater Condominium
(305) 861-1800

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
703	1,195 sq ft	Nov 2025	\$318,000	\$266
605	1,171 sq ft	Oct 2025	\$355,000	\$303
1401	1,470 sq ft	Feb 2025	\$630,000	\$429
1403	1,195 sq ft	Jan 2025	\$370,000	\$310

Market Information



Bridgewater: \$307/sq. ft.
North Bay Village: \$431/sq. ft.

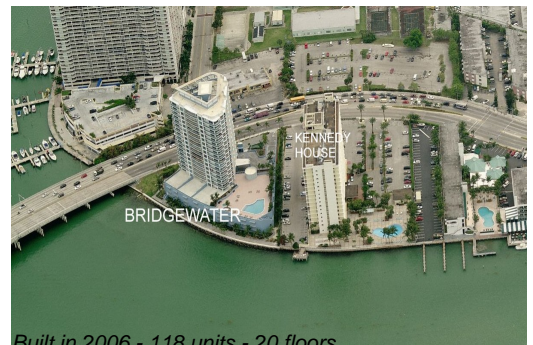
North Bay Village: \$431/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Bridgewater	78 days
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Built in 2006 - 118 units - 20 floors

North Bay Village
Miami-Dade

85 days
77 days