

# Unit 1601 - Lexi

1601 - 1700 Kennedy Causeway, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11684129  
 Status: Active  
 Size: 1,753 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking  
 View:  
 List Price: \$949,000  
 List PPSF: \$541  
 Valuated Price: \$769,000  
 Valuated PPSF: \$439

*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: 7  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

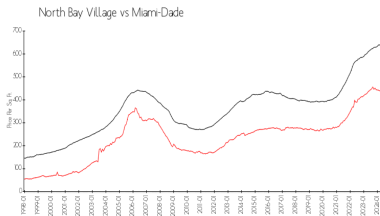
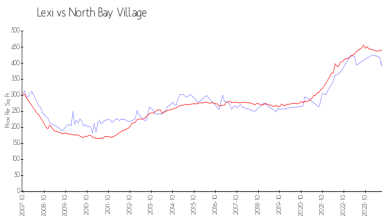
## Building Association Information

Lexi condominium  
 (305) 866-9355

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1605	1,735 sq ft	Oct 2024	\$650,000	\$375
903	1,458 sq ft	Sep 2024	\$585,000	\$401
2011	1,753 sq ft	Aug 2024	\$830,000	\$473
608	1,735 sq ft	Aug 2024	\$700,000	\$403
1001	1,753 sq ft	Jul 2024	\$690,000	\$394

## Market Information



Lexi: \$412/sq. ft.  
 North Bay Village: \$435/sq. ft.  
 North Bay Village: \$435/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Lexi: 4%  
 North Bay Village: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Lexi: 63 days  
 North Bay Village: 86 days  
 Miami-Dade: 86 days

