

Unit 16J - Kennedy House

16J - 1865 NE 79 St, North Bay Village, FL, Miami-Dade 33141

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11747468 |
| Status: | Active |
| Size: | 940 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Other Parking |
| View: | |
| List Price: | \$310,000 |
| List PPSF: | \$330 |
| Valuated Price: | \$257,000 |
| Valuated PPSF: | \$273 |

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: | 21 |
| Building inventory for sale: | 9% |
| Number of sales over the last 12 months: | 5 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 0 |

Building Association Information

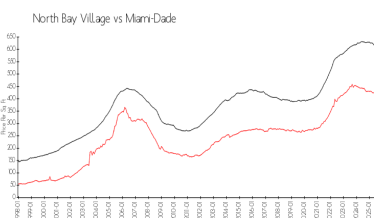
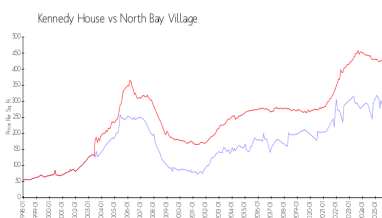
Kennedy House Condominium Association Inc
(305) 866-4691

<https://>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 2D | 940 sq ft | Jun 2025 | \$280,000 | \$298 |
| 4A | 940 sq ft | May 2025 | \$259,000 | \$276 |
| 5M | 940 sq ft | May 2025 | \$250,000 | \$266 |
| 16F | 577 sq ft | Feb 2025 | \$210,000 | \$364 |
| 9K | 1,509 sq ft | Jan 2025 | \$380,000 | \$252 |

Market Information



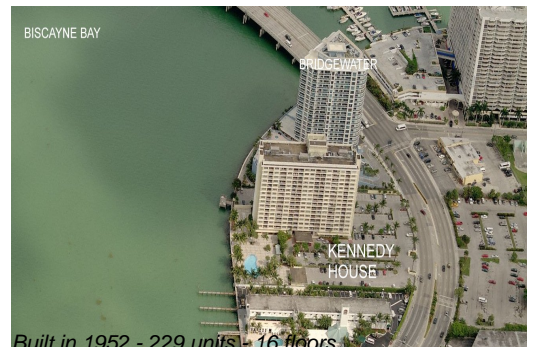
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|--------------------|---------------|--------------------|---------------|
| Kennedy House: | \$248/sq. ft. | North Bay Village: | \$431/sq. ft. |
| North Bay Village: | \$431/sq. ft. | Miami-Dade: | \$668/sq. ft. |

Inventory for Sale

| | |
|-------------------|----|
| Kennedy House | 9% |
| North Bay Village | 4% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Kennedy House | 70 days |
|---------------|---------|



North Bay Village
Miami-Dade

86 days
77 days