

Unit 603F - Bayview at North Bay Village

603F - 1625 Kennedy Cswy, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11774542
Status:	Active
Size:	1,253 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$530,000
List PPSF:	\$423
Valuated Price:	\$530,000
Valuated PPSF:	\$423

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:	75
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

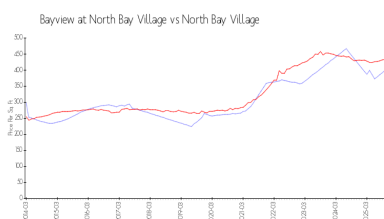
Bayview Condominium
at North Bay Village
1625 Kennedy Causeway
North Bay Village, Florida 33141-4177
Phone: +1 305-868-6446

<https://>

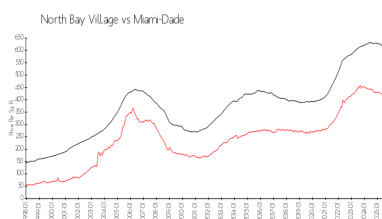
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
707A	1,226 sq ft	Nov 2025	\$520,000	\$424
1102D	755 sq ft	Oct 2025	\$388,000	\$514
PH106	932 sq ft	Aug 2025	\$355,000	\$381
608 A	1,226 sq ft	Jun 2025	\$405,000	\$330
708A	1,226 sq ft	May 2025	\$400,000	\$326

Market Information



Bayview at North Bay Village: \$406/sq. ft.
North Bay Village: \$431/sq. ft.



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

Inventory for Sale

Bayview at North Bay Village	4%
North Bay Village	4%



Built in 2003 - 75 units - 13 floors

Miami-Dade	4%
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Avg. Time to Close Over Last 12 Months

Bayview at North Bay Village	67 days
North Bay Village	86 days
Miami-Dade	77 days