

Unit 804 - Lexi

804 - 1700 Kennedy Causeway, North Bay Village, FL, Miami-Dade 33141

Unit Information

| | |
|-----------------|----------------------------------|
| MLS Number: | A11775623 |
| Status: | Active |
| Size: | 1,458 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned Parking,Covered Parking |
| View: | |
| List Price: | \$595,000 |
| List PPSF: | \$408 |
| Valuated Price: | \$577,000 |
| Valuated PPSF: | \$396 |

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: | 5 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 6 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

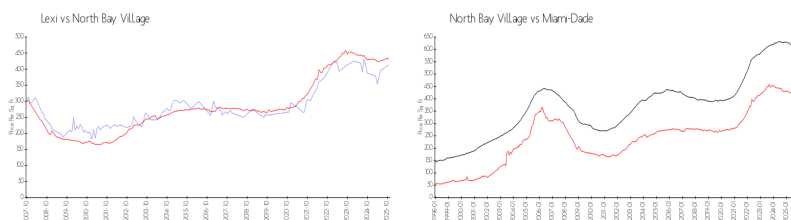
Lexi condominium
(305) 866-9355

<https://>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1609 | 1,458 sq ft | Dec 2025 | \$550,000 | \$377 |
| 2004 | 1,458 sq ft | Oct 2025 | \$660,000 | \$453 |
| 2007 | 1,735 sq ft | Sep 2025 | \$685,000 | \$395 |
| 905 | 1,735 sq ft | Aug 2025 | \$580,000 | \$334 |
| 1102 | 1,753 sq ft | Jul 2025 | \$560,000 | \$319 |

Market Information



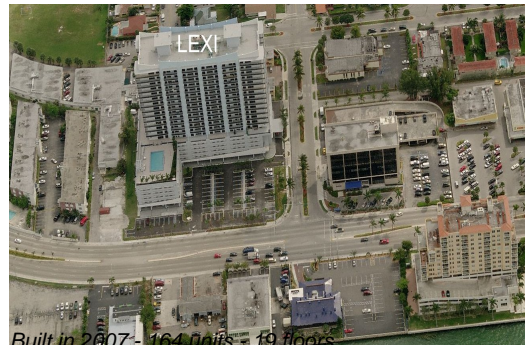
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|--------------------|---------------|--------------------|---------------|
| Lexi: | \$414/sq. ft. | North Bay Village: | \$431/sq. ft. |
| North Bay Village: | \$431/sq. ft. | Miami-Dade: | \$668/sq. ft. |

Inventory for Sale

| | |
|-------------------|----|
| Lexi | 3% |
| North Bay Village | 4% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|------|---------|
| Lexi | 95 days |
|------|---------|



North Bay Village
Miami-Dade

86 days
77 days