

# Unit 1106 - Bridgewater

1106 - 1881 NE 79 St, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11790501  
 Status: Active  
 Size: 1,274 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking  
 View:  
 List Price: \$521,000  
 List PPSF: \$409  
 Valuated Price: \$370,000  
 Valuated PPSF: \$290

*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

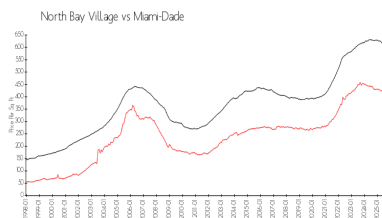
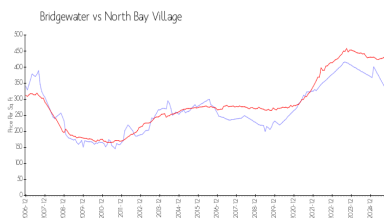
Bridgewater Condominium  
 (305) 861-1800

<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.

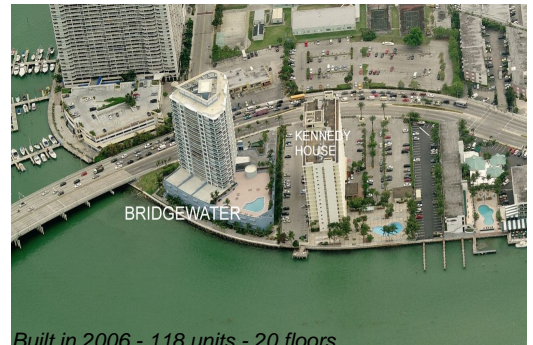
North Bay Village: \$431/sq. ft.  
 Miami-Dade: \$668/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Bridgewater: 79 days



Built in 2006 - 118 units - 20 floors

North Bay Village  
Miami-Dade

86 days  
77 days