

# Unit 12G - Kennedy House

12G - 1865 NE 79 St, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11801915
Status:	Active
Size:	940 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Detached,Guest Parking,Valet Parking
View:	
List Price:	\$435,000
List PPSF:	\$463
Valuated Price:	\$243,000
Valuated PPSF:	\$259

*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

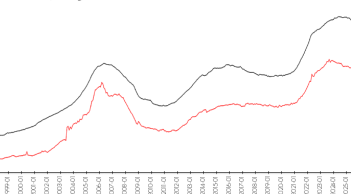
Unit #	Size	Closing Date	Sale Price	PPSF
2D	940 sq ft	Jun 2025	\$280,000	\$298
4A	940 sq ft	May 2025	\$259,000	\$276
5M	940 sq ft	May 2025	\$250,000	\$266
16F	577 sq ft	Feb 2025	\$210,000	\$364
9K	1,509 sq ft	Jan 2025	\$380,000	\$252

## Market Information

Kennedy House vs North Bay Village



North Bay Village vs Miami-Dade

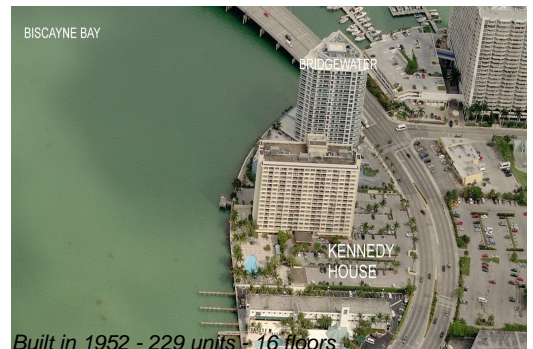


Kennedy House:	\$248/sq. ft.	North Bay Village:	\$431/sq. ft.
North Bay Village:	\$431/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Kennedy House  
North Bay Village  
Miami-Dade

70 days  
86 days  
77 days