

# Unit 1207C - Bayview at North Bay Village

1207C - 1625 Kennedy Cswy, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11859277  
 Status: Active  
 Size: 984 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:  
 List Price: \$453,000  
 List PPSF: \$460  
 Valuated Price: \$376,000  
 Valuated PPSF: \$382

*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

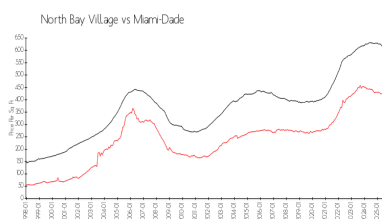
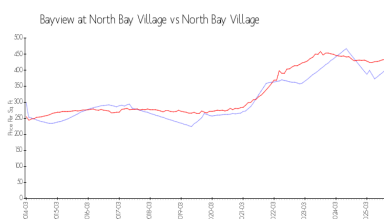
Bayview Condominium  
 at North Bay Village  
 1625 Kennedy Causeway  
 North Bay Village, Florida 33141-4177  
 Phone: +1 305-868-6446

<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.

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 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	85 days
Miami-Dade	77 days