

Unit 1601 - Lexi

1601 - 1700 Kennedy Causeway, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number: A11870191
 Status: Active
 Size: 1,753 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking
 View:
 List Price: \$827,500
 List PPSF: \$472
 Valuated Price: \$774,000
 Valuated PPSF: \$442

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: 5
 Number of sales over the last 3 months: 2

Building Association Information

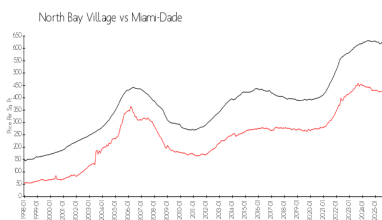
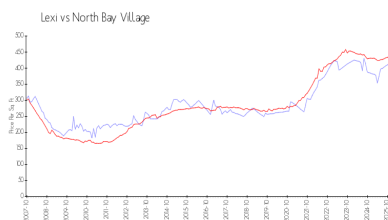
Lexi condominium
 (305) 866-9355

<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



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
North Bay Village
Miami-Dade

95 days
85 days
77 days