

Unit 8N - Kennedy House

8N - 1865 NE 79 St, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11874187
Status:	Active
Size:	1,356 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$387,500
List PPSF:	\$286
Valuated Price:	\$336,000
Valuated PPSF:	\$248

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:	19
Building inventory for sale:	8%
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

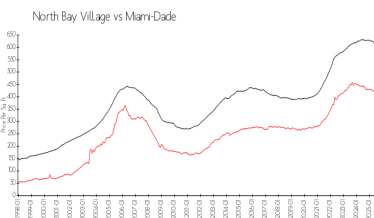
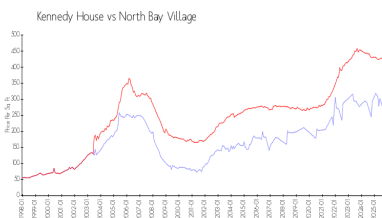
Kennedy House Condominium Association Inc
(305) 866-4691

<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



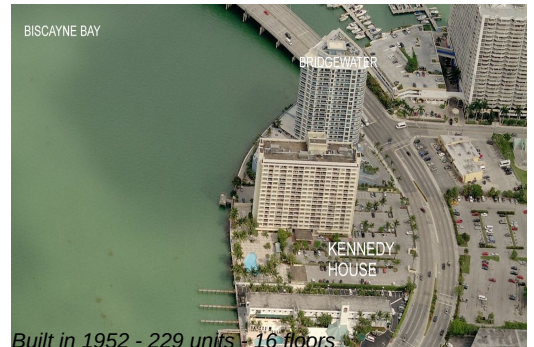
Kennedy House:	\$248/sq. ft.	North Bay Village:	\$431/sq. ft.
North Bay Village:	\$431/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Kennedy House	8%
North Bay Village	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Kennedy House	70 days
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North Bay Village
Miami-Dade

85 days
77 days