

# Unit 16B - Kennedy House

16B - 1865 NE 79 St, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number:	F10488883
Status:	Active
Size:	940 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space, Deeded Parking
View:	
List Price:	\$290,000
List PPSF:	\$309
Valuated Price:	\$262,000
Valuated PPSF:	\$279

*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

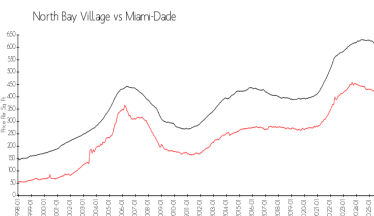
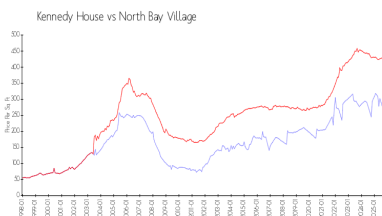
Kennedy House Condominium Association Inc  
(305) 866-4691

<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



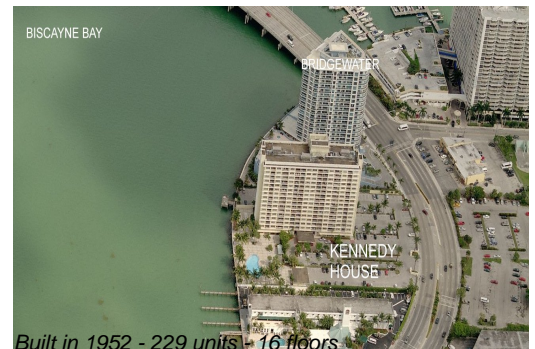
Kennedy House:	\$248/sq. ft.	North Bay Village:	\$431/sq. ft.
North Bay Village:	\$431/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Kennedy House	70 days
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North Bay Village  
Miami-Dade

86 days  
77 days