

Unit 2I - Kennedy House

2I - 1865 NE 79 St, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number:	RX-10996502
Status:	Active
Size:	1,057 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned
View:	Bay
List Price:	\$358,750
List PPSF:	\$339
Valuated Price:	\$288,000
Valuated PPSF:	\$272

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:	14
Building inventory for sale:	6%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

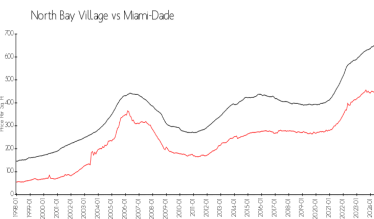
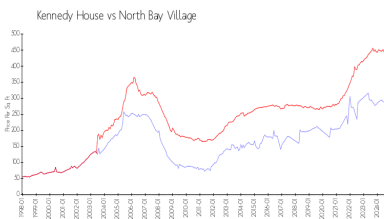
Building Association Information

Kennedy House Condominium Association Inc
(305) 866-4691

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
7I	1,057 sq ft	Jun 2024	\$340,000	\$322
8J	940 sq ft	Jun 2024	\$279,000	\$297
11M	940 sq ft	Jun 2024	\$247,500	\$263
9E	940 sq ft	Apr 2024	\$276,500	\$294
4G	940 sq ft	Jan 2024	\$230,000	\$245

Market Information

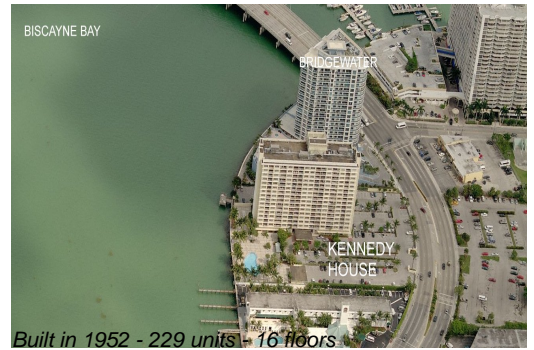


Kennedy House:	\$287/sq. ft.	North Bay Village:	\$446/sq. ft.
North Bay Village:	\$446/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Kennedy House	6%
North Bay Village	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Kennedy House
North Bay Village
Miami-Dade

62 days
98 days
84 days