

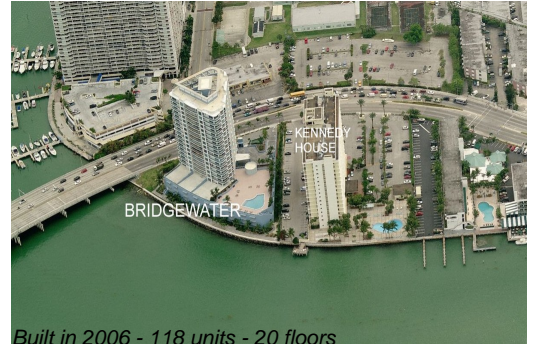
# Unit 1206 - Bridgewater

1206 - 1881 NE 79 St, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number: RX-11032691  
 Status: Active  
 Size: 1,274 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Bay, City, Intracoastal, Marina, Ocean  
 Rental Price: \$4,000  
 List PPSF: \$3  
 Valuated Price: \$474,000  
 Valuated PPSF: \$372

*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.*



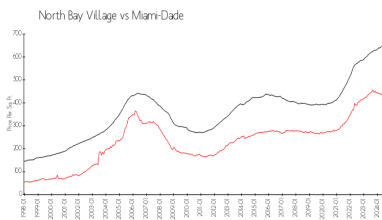
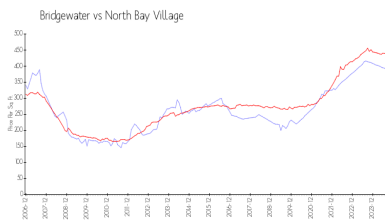
## Building Information

Number of units: 118  
 Number of active listings for rent: 1  
 Number of active listings for sale: 7  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

Bridgewater Condominium  
 (305) 861-1800

## Market Information



Bridgewater:	\$389/sq. ft.	North Bay Village:	\$435/sq. ft.
North Bay Village:	\$435/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Bridgewater: 6%  
 North Bay Village: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Bridgewater: 73 days  
 North Bay Village: 86 days  
 Miami-Dade: 86 days