

# Unit 903 - Bridgewater

903 - 1881 NE 79 St, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11505216  
 Status: Active  
 Size: 1,195 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking,Guest Parking  
 View:  
 List Price: \$449,000  
 List PPSF: \$376  
 Valuated Price: \$418,000  
 Valuated PPSF: \$350

*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: 3  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

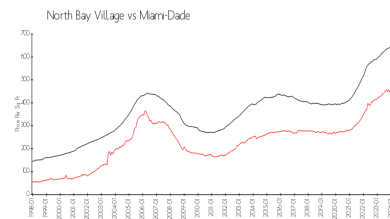
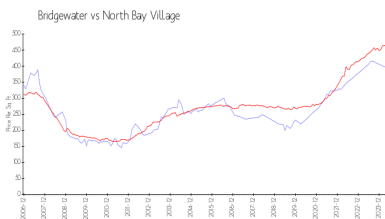
## Building Association Information

Bridgewater Condominium  
 (305) 861-1800

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
705	1,171 sq ft	Feb 2024	\$388,239	\$332
1406	1,274 sq ft	Jan 2024	\$495,000	\$389
1103	1,195 sq ft	Dec 2023	\$420,000	\$351
1605	1,171 sq ft	Oct 2023	\$525,000	\$448
601	1,470 sq ft	Aug 2023	\$600,000	\$408
1206	1,274 sq ft	Aug 2023	\$510,000	\$400

## Market Information

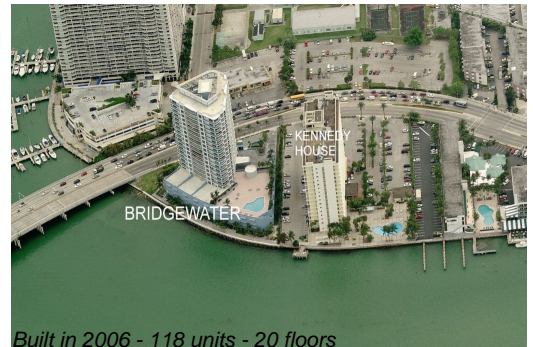


Bridgewater: \$396/sq. ft.  
 North Bay Village: \$465/sq. ft.  
 North Bay Village: \$465/sq. ft.  
 Miami-Dade: \$695/sq. ft.

## Inventory for Sale

Bridgewater 3%  
 North Bay Village 3%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Bridgewater  
North Bay Village  
Miami-Dade

100 days  
87 days  
81 days