

# Unit 608A - Bayview at North Bay Village

608A - 1625 Kennedy Cswy, North Bay Village, FL, Miami-Dade 33141

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11528992                                |
| Status:         | Active                                   |
| Size:           | 1,226 Sq ft.                             |
| Bedrooms:       | 2  |
| Full Bathrooms: | 2  |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View:           |  |
| List Price:     | \$450,000                                |
| List PPSF:      | \$367                                    |
| Valuated Price: | \$463,000                                |
| Valuated PPSF:  | \$378                                    |

*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:                         | 75 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 2  |
| Building inventory for sale:             | 2% |
| Number of sales over the last 12 months: | 3  |
| Number of sales over the last 6 months:  | 1  |
| Number of sales over the last 3 months:  | 0  |

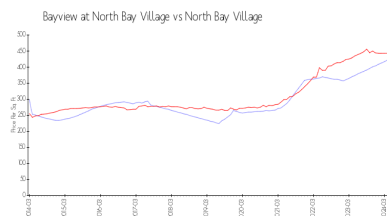
## Building Association Information

Bayview Condominium  
at North Bay Village  
1625 Kennedy Causeway  
North Bay Village, Florida 33141-4177  
Phone: +1 305-868-6446

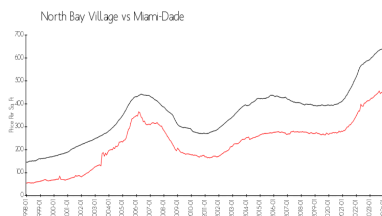
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1105G  | 932 sq ft   | Feb 2024     | \$390,000  | \$418 |
| PH3    | 1,109 sq ft | Nov 2023     | \$570,000  | \$514 |
| 804    | 755 sq ft   | Jun 2023     | \$400,000  | \$530 |

## Market Information



Bayview at North Bay Village: \$426/sq. ft.  
North Bay Village: \$440/sq. ft.



North Bay Village: \$440/sq. ft.  
Miami-Dade: \$703/sq. ft.

## Inventory for Sale

|                              |    |
|------------------------------|----|
| Bayview at North Bay Village | 3% |
| North Bay Village            | 3% |
| Miami-Dade                   | 3% |



Built in 2003 - 75 units - 13 floors

**Avg. Time to Close Over Last 12 Months**

|                              |         |
|------------------------------|---------|
| Bayview at North Bay Village | 97 days |
| North Bay Village            | 91 days |
| Miami-Dade                   | 81 days |