

# Unit 1605 - Lexi

1605 - 1700 Kennedy Causeway, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11532495
Status:	Active
Size:	1,735 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$699,000
List PPSF:	\$403
Valuated Price:	\$674,000
Valuated PPSF:	\$388

*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:	164
Number of active listings for rent:	5
Number of active listings for sale:	5
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

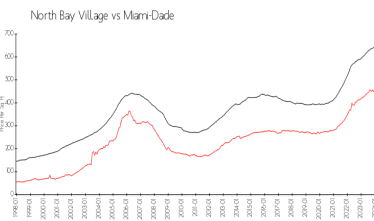
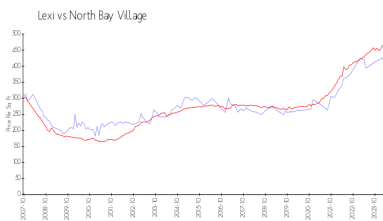
## Building Association Information

Lexi condominium  
(305) 866-9355

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
707	1,735 sq ft	Mar 2024	\$605,000	\$349
2002	1,753 sq ft	Feb 2024	\$950,000	\$542
810	1,458 sq ft	Feb 2024	\$575,000	\$394
808	1,735 sq ft	Feb 2024	\$660,000	\$380
811	1,753 sq ft	Oct 2023	\$714,000	\$407

## Market Information



Lexi:	\$402/sq. ft.	North Bay Village:	\$465/sq. ft.
North Bay Village:	\$465/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Lexi  
North Bay Village  
Miami-Dade

132 days  
87 days  
81 days