

Unit 806 - Lexi

806 - 1700 Kennedy Causeway, North Bay Village, FL, Miami-Dade 33141

Unit Information

MLS Number: A11560477
 Status: Active
 Size: 1,735 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$749,000
 List PPSF: \$432
 Valuated Price: \$668,000
 Valuated PPSF: \$385

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

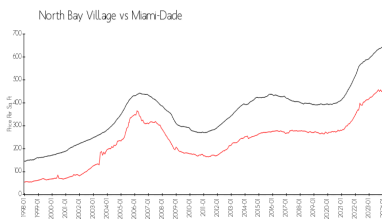
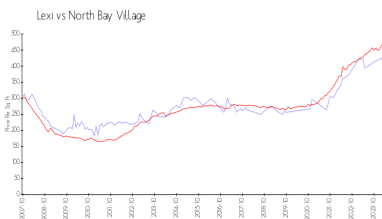
Building Association Information

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

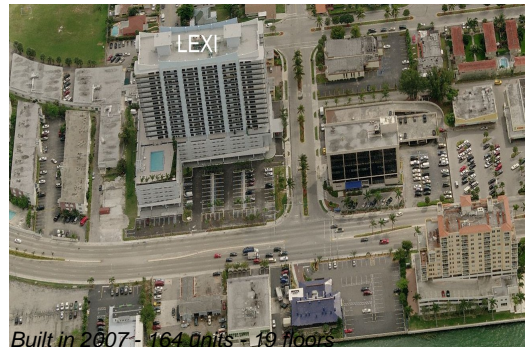


Lexi: \$402/sq. ft.
 North Bay Village: \$465/sq. ft.
 North Bay Village: \$465/sq. ft.
 Miami-Dade: \$694/sq. ft.

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