

# 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: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$729,000  
 List PPSF: \$420  
 Valuated Price: \$670,000  
 Valuated PPSF: \$386

*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: 8  
 Building inventory for sale: 4%  
 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: 1

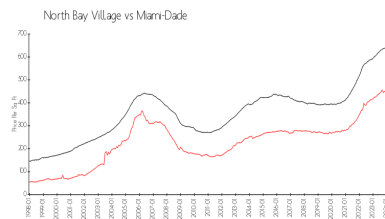
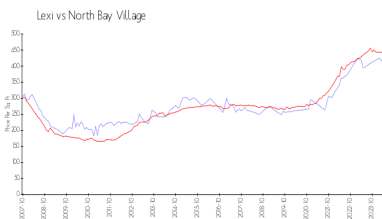
## Building Association Information

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: \$404/sq. ft.  
 North Bay Village: \$440/sq. ft.  
 North Bay Village: \$440/sq. ft.  
 Miami-Dade: \$695/sq. ft.

## Inventory for Sale

Lexi: 5%  
 North Bay Village: 3%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Lexi  
North Bay Village  
Miami-Dade

132 days  
91 days  
81 days