

# Unit 16B - Kennedy House

16B - 1865 NE 79 St, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11574714  
 Status: Active  
 Size: 940 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$350,000  
 List PPSF: \$372  
 Valuated Price: \$311,000  
 Valuated PPSF: \$331

*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: 229  
 Number of active listings for rent: 4  
 Number of active listings for sale: 8  
 Building inventory for sale: 3%  
 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: 1

## Building Association Information

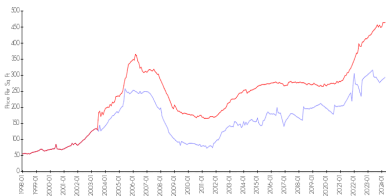
Kennedy House Condominium Association Inc  
 (305) 866-4691

## Recent Sales

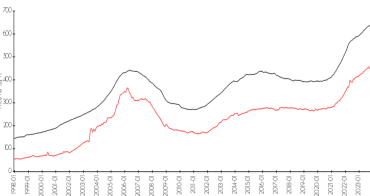
Unit #	Size	Closing Date	Sale Price	PPSF
9E	940 sq ft	Apr 2024	\$276,500	\$294
4G	940 sq ft	Jan 2024	\$230,000	\$245
15G	940 sq ft	Nov 2023	\$279,000	\$297
3I	1,057 sq ft	Oct 2023	\$320,000	\$303
12I	1,057 sq ft	Jul 2023	\$340,000	\$322
12E	940 sq ft	Jul 2023	\$272,000	\$289

## Market Information

Kennedy House vs North Bay Village



North Bay Village vs Miami-Dade



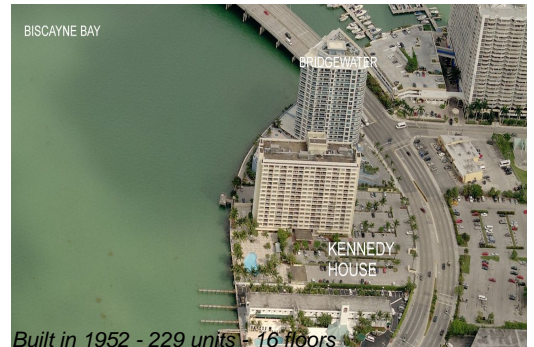
Kennedy House: \$294/sq. ft.  
 North Bay Village: \$465/sq. ft.

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

## Inventory for Sale

Kennedy House 3%  
 North Bay Village 3%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Kennedy House  
North Bay Village  
Miami-Dade

51 days  
87 days  
81 days