

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:	\$308,000
Valuated PPSF:	\$328

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:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

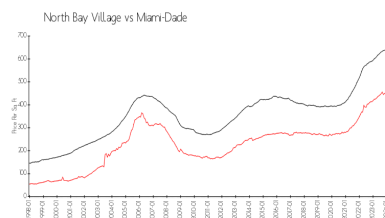
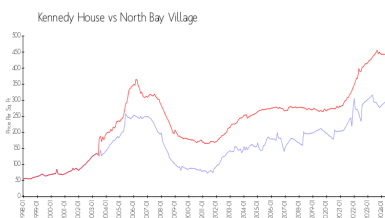
Building Association Information

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

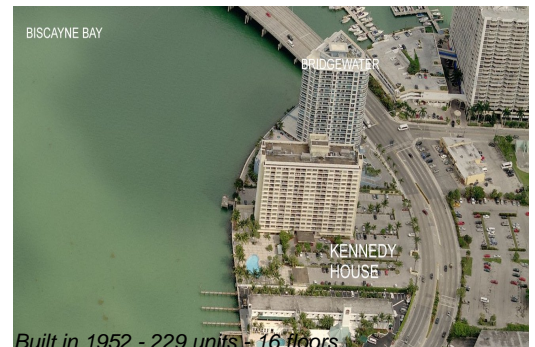


Kennedy House:	\$291/sq. ft.	North Bay Village:	\$440/sq. ft.
North Bay Village:	\$440/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Kennedy House	4%
North Bay Village	3%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Kennedy House
North Bay Village
Miami-Dade

51 days
91 days
81 days