

THE LEXI

Bayview Residences



Volume 11 Issue 10

A Monthly Newsletter for the Residents of The Lexi Condominium

May 2022

THE LEXI Bayview Residences

7901 Hispanola Avenue
North Bay Village, Florida 33141

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President.....Paul Clapps
Vice PresidentDerek Cohen
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PROPERTY MANAGEMENT

Mgmt. Comp . FirstService Residential
Prop. Manager Karen Salazar
305-864-0655
manager@thelexi.net

IMPORTANT NUMBERS

Main 305-864-0655
Fax 305-864-0656

OFFICE HOURS

Monday-Friday....9:00am - 5:00pm



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MARKET UPDATE

We would like to thank Bunny Hart from Julie's Realty for providing us with the information below:

Dated: May 1, 2022

2022											
Unit#	Beds	Den	Bath	.5 ba	LA Sq/Ft	List Price	LP\$/Sq.Ft	Sales Price	SP\$/Sq.Ft	Closed Date	Days on Mkt
1005	2	1	2	0	1,735	\$560,000.00	\$322.77	\$540,000.00	\$311.24	4/21/2022	168
1011	2	1	2	1	1,753	\$599,000.00	\$341.70	\$535,000.00	\$305.19	3/21/2022	91
1912	2	1	2	1	1,753	\$795,000.00	\$453.51	\$690,000.00	\$393.61	3/18/2022	6
801	2	1	2	1	1,753	\$519,000.00	\$296.06	\$515,000.00	\$293.78	3/15/2022	295
1509	2	0	2	0	1,458	\$450,000.00	\$308.64	\$450,000.00	\$308.64	3/14/2022	16
601	2	1	2	1	1,753	\$549,800.00	\$313.63	\$549,800.00	\$313.63	3/11/2022	493
1601	2	1	2	1	1,753	\$615,000.00	\$350.83	\$600,000.00	\$342.27	3/4/2022	4
605	2	1	2	0	1,735	\$465,000.00	\$268.01	\$450,000.00	\$259.37	1/28/2022	216
2022 Total Averages:						\$569,100.00	\$331.89	\$541,225.00	\$315.97		161.13
2022 OFF Market Sales											
710	2	0	2	0	1,458	*off market		\$400,600.00	\$274.76	3/15/2022	*off-market
1810	2	0	2	0	1,458	*off market		\$430,000.00	\$294.92	2/3/2022	*off-market
2022 Total Averages Off Market Sales:								\$415,300.00	\$284.84		
2021											
1101	2	1	2	1	1,753	\$578,000.00	\$329.72	\$565,000.00	\$322.30	12/29/2021	14
1907	2	1	2	0	1,735	\$515,000.00	\$296.83	\$510,000.00	\$293.95	12/3/2021	174
1808	2	1	2	0	1,735	\$549,900.00	\$316.95	\$540,000.00	\$311.24	12/1/2021	85
1707	2	1	2	0	1,735	\$495,000.00	\$285.30	\$480,000.00	\$276.66	11/30/2021	194
1401	2	1	2	1	1,753	\$549,000.00	\$313.18	\$510,000.00	\$290.93	11/10/2021	26
1109	2	0	2	0	1,458	\$429,000.00	\$294.24	\$410,000.00	\$281.21	10/15/2021	83
1709	2	0	2	0	1,458	\$399,500.00	\$274.01	\$375,000.00	\$257.20	8/31/2021	99
1803	2	0	2	0	1,458	\$379,900.00	\$260.56	\$360,000.00	\$246.91	7/30/2021	845
1502	2	1	2	1	1,753	\$499,000.00	\$284.65	\$475,000.00	\$270.96	6/3/2021	79
1005	2	1	2	0	1,735	\$460,000.00	\$265.13	\$425,000.00	\$244.96	5/7/2021	9
712	2	1	2	1	1,753	\$475,000.00	\$270.96	\$462,500.00	\$263.83	4/26/2021	313
1704	2	0	2	0	1,458	\$399,500.00	\$274.01	\$385,000.00	\$264.06	4/20/2021	21
912	2	1	2	1	1,753	\$429,000.00	\$244.72	\$412,000.00	\$235.03	1/26/2021	471
2021 Total Averages:						\$473,676.92	\$285.40	\$454,576.92	\$273.79		185.62
2021 - OFF Market Sales											
*602	2	1	2	1	1,753	*off market		\$495,000.00	\$282.37	6/11/2021	*off market
*1110	2	1	2	1	1,458	*off market		\$368,000.00	\$252.40	6/30/2021	*off market
*1004	2	0	2	0	1,458	*off market		\$315,000.00	\$216.05	4/5/2021	*off market
*1510	2	0	2	0	1,458	*off market		\$385,000.00	\$264.06	4/26/2021	*off market
2021 Total Averages Off Market Sales:								\$390,750.00	\$253.72		

HAVE A SAFE MEMORIAL DAY WEEKEND!

Memorial Day marks the beginning of the summer recreation season. It is also a time for accidents. Make sure that you and your family are safe this Memorial Day weekend by remembering these simple safety tips.

DRIVE SAFELY

More people will be on the road on Memorial Day weekend, making for congested roads and highways. Don't forget to always wear your seatbelt, and observe all posted traffic signs and speed limits. It is especially important for children to be in proper child safety seats in your car. And never drink and drive!

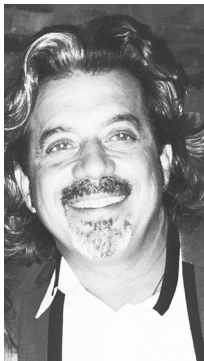
PLAY SAFELY

If you are going to be spending time near or on the water, don't forget to be safe. If you will be on a boat, wear a life jacket, follow all boating rules, and don't operate a boat while drinking. If you will be swimming, remember to swim with a buddy, swim only in safe water, and never dive into shallow water. All children should be supervised at all times around any type of water. If you will be spending any time in the sun, don't forget to use sunscreen and wear a hat.



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