

# Unit 305 - Citadel

305 - 102 SW 6 Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11404376  
 Status: Active  
 Size: 635 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Detached  
 View:  
 List Price: \$299,000  
 List PPSF: \$471  
 Valuated Price: \$227,000  
 Valuated PPSF: \$357

*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: 60  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

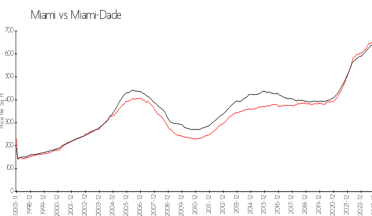
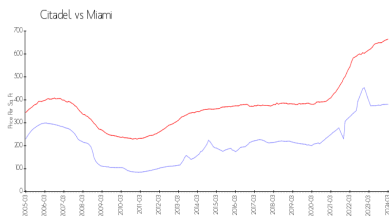
## Building Association Information

Condominium Association For the Citadel  
 Address: 102 SW 6th Ave,  
 Miami, FL 33130  
 Phone: +1 305-326-0255

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
608	1,032 sq ft	Oct 2023	\$350,000	\$339
408	1,032 sq ft	Jul 2023	\$338,000	\$328

## Market Information



Citadel: \$381/sq. ft.      Miami: \$665/sq. ft.  
 Miami: \$665/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Citadel 5%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Citadel  
Miami  
Miami-Dade

7 days  
84 days  
81 days