

# Unit 22721 SW 88th Pl # 15-19 - Courts at Bayshore 1 (The)

22721 SW 88th Pl # 15-19 - 22-401-22911 SW 88 Pl, Cutler Bay, FL, Miami-Dade 33190

## Unit Information

MLS Number: A11537010  
 Status: Active  
 Size: 1,515 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available  
 View:  
 List Price: \$405,000  
 List PPSF: \$267  
 Valuated Price: \$379,000  
 Valuated PPSF: \$250

*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: 148  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

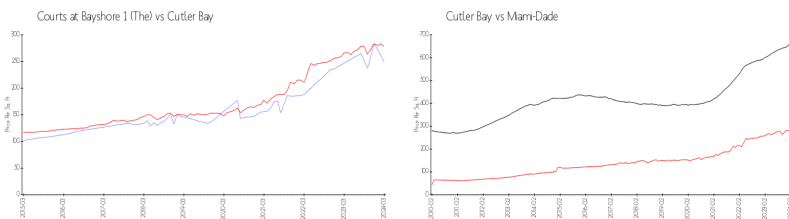
## Building Association Information

The Courts at Bayshore  
 22711 SW 88th Pl,  
 Cutler Bay, FL 33190  
 (877) 876-6980

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10-22	1,139 sq ft	Feb 2024	\$230,000	\$202
10-21	1,139 sq ft	Dec 2023	\$322,000	\$283
3-26	1,515 sq ft	Oct 2023	\$360,000	\$238
9-25	1,383 sq ft	Aug 2023	\$349,000	\$252
4-23	1,139 sq ft	Jul 2023	\$340,000	\$299
11-21	1,515 sq ft	Jul 2023	\$340,000	\$224

## Market Information



Courts at Bayshore 1 (The): \$250/sq. ft.  
 Cutler Bay: \$278/sq. ft.  
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 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Courts at Bayshore 1 (The)	2%
Cutler Bay	1%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Courts at Bayshore 1 (The)	57 days
Cutler Bay	36 days
Miami-Dade	81 days