

# Unit 2311 - 1800 Club

2311 - 1800 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

|                 |                         |
|-----------------|-------------------------|
| MLS Number:     | A11583852               |
| Status:         | Active                  |
| Size:           | 1,095 Sq ft.            |
| Bedrooms:       | 1                       |
| Full Bathrooms: | 1                       |
| Half Bathrooms: | 1                       |
| Parking Spaces: | 1 Space,Covered Parking |
| View:           |                         |
| List Price:     | \$535,000               |
| List PPSF:      | \$489                   |
| Valuated Price: | \$583,000               |
| Valuated PPSF:  | \$697                   |

*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:                         | 469 |
| Number of active listings for rent:      | 24  |
| Number of active listings for sale:      | 9   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 17  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 4   |

## Building Association Information

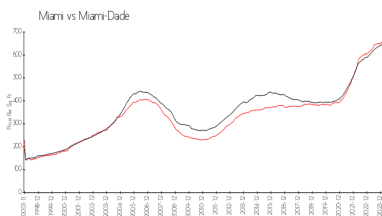
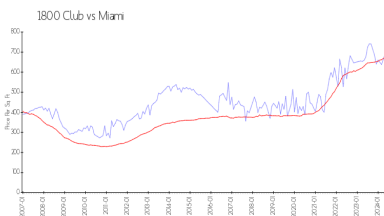
1800 Club Condominium Association & Management  
 Front Desk 786.314.7459  
 Management Office 786.314.7457

<http://www.the1800clubmiami.com>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 4105   | 1,222 sq ft | May 2024     | \$800,000   | \$655 |
| 1601   | 2,189 sq ft | May 2024     | \$1,300,000 | \$594 |
| 2715   | 1,810 sq ft | Apr 2024     | \$800,000   | \$442 |
| 4104   | 842 sq ft   | Mar 2024     | \$460,000   | \$546 |
| 2711   | 1,095 sq ft | Mar 2024     | \$560,000   | \$511 |

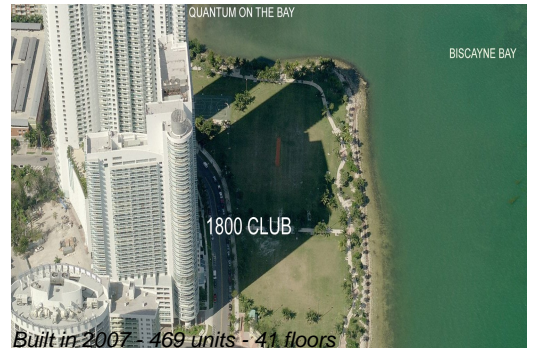
## Market Information



|            |               |             |               |
|------------|---------------|-------------|---------------|
| 1800 Club: | \$691/sq. ft. | Miami:      | \$673/sq. ft. |
| Miami:     | \$673/sq. ft. | Miami-Dade: | \$705/sq. ft. |

## Inventory for Sale

|            |    |
|------------|----|
| 1800 Club  | 2% |
| Miami      | 4% |
| Miami-Dade | 3% |



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

|            |         |
|------------|---------|
| 1800 Club  | 24 days |
| Miami      | 83 days |
| Miami-Dade | 82 days |