

# Unit 1401 - Cite Condos

1401 - 2000 N Bayshore Dr, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11626587  
 Status: Active  
 Size: 1,160 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station,Valet Parking

View:  
 List Price: \$615,000  
 List PPSF: \$530  
 Valuated Price: \$449,000  
 Valuated PPSF: \$387

*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: 251  
 Number of active listings for rent: 13  
 Number of active listings for sale: 17  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

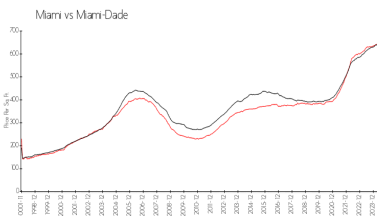
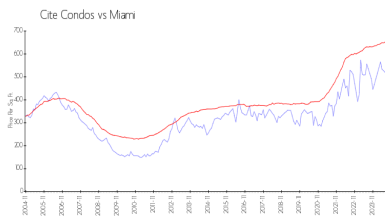
## Building Association Information

Cite Condo Association  
 (786) 362-5377

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	1,047 sq ft	Oct 2024	\$420,000	\$401
1203	1,049 sq ft	Aug 2024	\$515,000	\$491
503	1,049 sq ft	May 2024	\$510,000	\$486
1106	721 sq ft	May 2024	\$410,000	\$569
312	739 sq ft	Apr 2024	\$420,000	\$568

## Market Information



Cite Condos: \$495/sq. ft.      Miami: \$642/sq. ft.  
 Miami: \$642/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Cite Condos: 7%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Cite Condos: 80 days  
 Miami: 87 days



