

# Unit 306 - Cite Condos

306 - 2000 N Bayshore Dr, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11675460
Status:	Active
Size:	755 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$380,000
List PPSF:	\$503
Valuated Price:	\$376,000
Valuated PPSF:	\$498

*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:	18
Building inventory for sale:	7%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

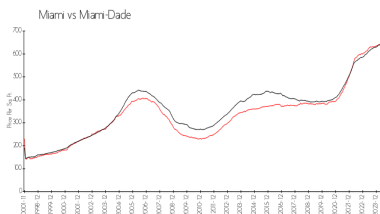
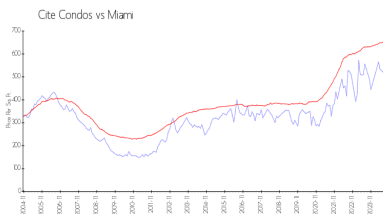
## Building Association Information

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
Miami-Dade	87 days

