

# Unit 304 - Cite Condos

304 - 2000 N Bayshore Dr, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11741315
Status:	Active
Size:	1,092 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$460,000
List PPSF:	\$421
Valuated Price:	\$554,000
Valuated PPSF:	\$507

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.



Built in 2004 - 251 units - 16 floors

## Building Information

Number of units:	251
Number of active listings for rent:	13
Number of active listings for sale:	20
Building inventory for sale:	7%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

## Building Association Information

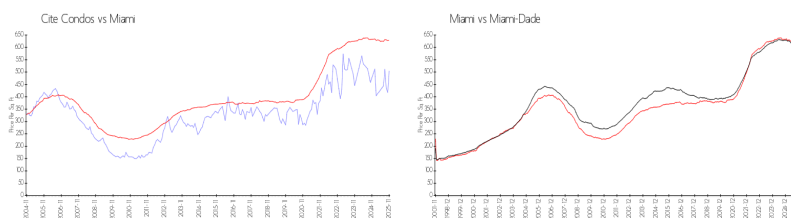
Cite Condo Association  
(786) 362-5377

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1011	1,406 sq ft	Nov 2025	\$765,000	\$544
228	1,173 sq ft	Oct 2025	\$425,000	\$362
201	964 sq ft	Sep 2025	\$370,000	\$384
401	964 sq ft	Sep 2025	\$400,000	\$415
203	1,049 sq ft	Aug 2025	\$465,000	\$443

## Market Information



Cite Condos:	\$504/sq. ft.	Miami:	\$629/sq. ft.
Miami:	\$629/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Cite Condos	8%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Cite Condos	69 days
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Miami  
Miami-Dade

70 days  
77 days