

Unit 22731 SW 88TH PL # 303-16 - Courts at Bayshore 2 (The)

22731 SW 88TH PL # 303-16 - 22301-22931 SW 88 Pl, Cutler Bay, FL, Miami-Dade 33190

Unit Information

MLS Number:	A11790933
Status:	Active
Size:	817 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$295,000
List PPSF:	\$361
Valuated Price:	\$250,000
Valuated PPSF:	\$306

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:	272
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	5%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

Building Association Information

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

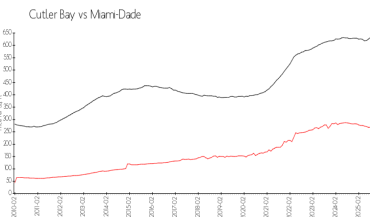
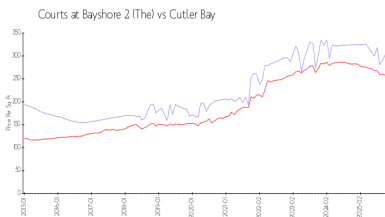
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Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304-6	1,264 sq ft	Dec 2025	\$308,000	\$244
203-9	817 sq ft	Nov 2025	\$248,000	\$304
204-5	817 sq ft	Oct 2025	\$278,000	\$340
206	1,032 sq ft	Sep 2025	\$290,000	\$281
102-7	809 sq ft	Aug 2025	\$255,000	\$315

Market Information



Courts at Bayshore 2 \$303/sq. ft.
(The):
Cutler Bay: \$258/sq. ft.

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Miami-Dade: \$668/sq. ft.

Inventory for Sale

Courts at Bayshore 2 (The) 5%

Cutler Bay	3%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Courts at Bayshore 2 (The)	53 days
Cutler Bay	56 days
Miami-Dade	77 days