

# Unit 22731 SW 88TH PL # 203-16 - Courts at Bayshore 2 (The)

22731 SW 88TH PL # 203-16 - 22301-22931 SW 88 PI, Cutler Bay, FL, Miami-Dade 33190

## Unit Information

MLS Number: A11874967  
 Status: Active  
 Size: 817 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:  
 List Price: \$270,000  
 List PPSF: \$330  
 Valuated Price: \$248,000  
 Valuated PPSF: \$304

*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

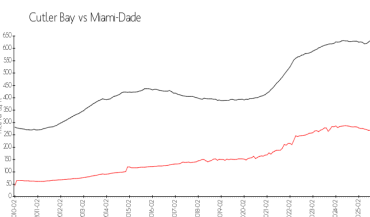
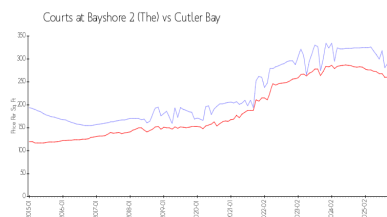
The Courts At Bayshore  
 22711 SW 88th PI,  
 Cutler Bay, FL 33190  
 (877) 876-6980

<https://>

## 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

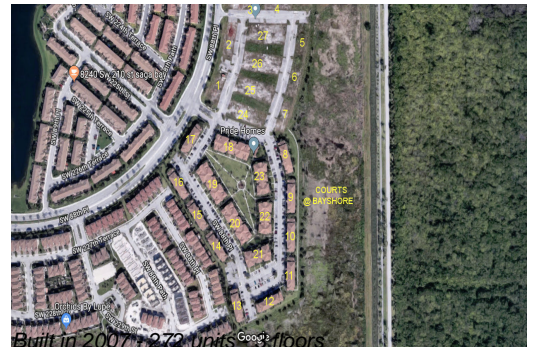
## Market Information



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