

Unit 2403 - Cite Lofts

2403 - 2001 Biscayne Blvd, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: RX-11012354
 Status: Active
 Size: 722 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Under Building
 View:
 List Price: \$399,000
 List PPSF: \$553
 Valuated Price: \$326,000
 Valuated PPSF: \$452

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: 185
 Number of active listings for rent: 4
 Number of active listings for sale: 5
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

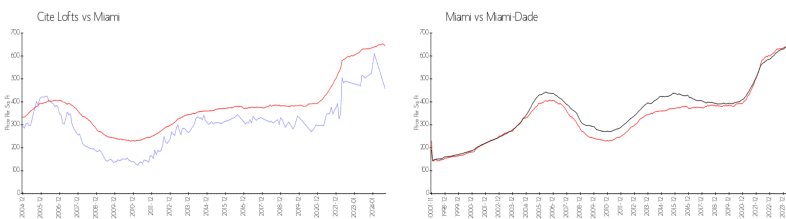
Building Association Information

Cite Condo Association
 (305) 603-7418

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3506	796 sq ft	Mar 2024	\$389,000	\$489
3304	797 sq ft	Feb 2024	\$452,000	\$567
2617	1,099 sq ft	Dec 2023	\$575,000	\$523
2205	723 sq ft	Dec 2023	\$370,000	\$512

Market Information



Cite Lofts:	\$458/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Cite Lofts: 3%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Cite Lofts: 7 days
 Miami: 87 days
 Miami-Dade: 86 days

