

# Unit 2306 - Cite Lofts

2306 - 2001 Biscayne Blvd, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11335342  
 Status: Active  
 Size: 706 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking  
 View: Garden View,Other View  
 Rental Price: \$3,300  
 List PPSF: \$5  
 Valuated Price: \$331,000  
 Valuated PPSF: \$469

*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.*

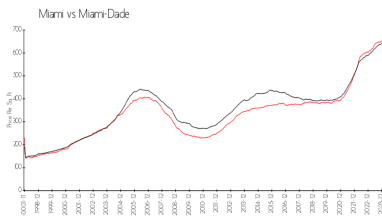
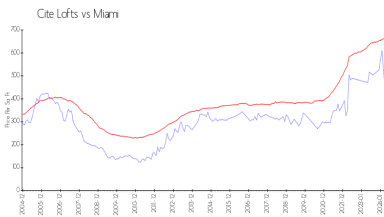
## Building Information

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

## Building Association Information

Cite Condo Association  
 (305) 603-7418

## Market Information



Cite Lofts: \$438/sq. ft.      Miami: \$669/sq. ft.  
 Miami: \$669/sq. ft.      Miami-Dade: \$695/sq. ft.

## Inventory for Sale

Cite Lofts: 2%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Cite Lofts: 17 days  
 Miami: 84 days  
 Miami-Dade: 81 days



Built in 2004 - 185 units - 6 floors