

# Unit 402 - Commodore Club West

402 - 155 Ocean Lane Dr, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11272464
Status:	Active Under Contract
Size:	895 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$700,000
List PPSF:	\$782
Valuated Price:	\$721,000
Valuated PPSF:	\$806

*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:	186
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:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

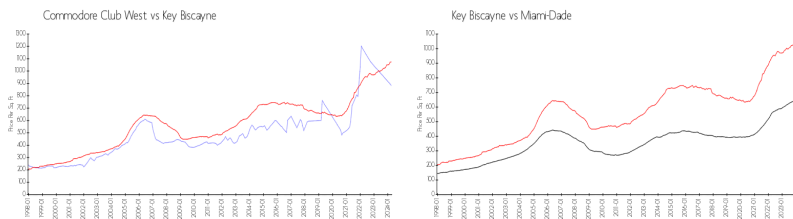
## Building Association Information

Commodore Club West Association Inc  
(305) 361-7316

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
207	895 sq ft	Apr 2024	\$609,000	\$680
908	1,260 sq ft	Apr 2024	\$1,275,000	\$1,012
902	895 sq ft	Mar 2024	\$768,000	\$858
1009	1,260 sq ft	Jul 2023	\$1,125,000	\$893

## Market Information



Commodore Club West:	\$883/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Commodore Club West	2%
Key Biscayne	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Commodore Club West  
Key Biscayne  
Miami-Dade

50 days  
96 days  
81 days