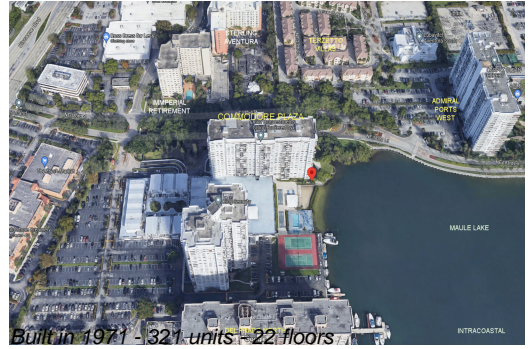


# Unit PH-06 - Commodore Plaza

PH-06 - 2780 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11494445
Status:	Active
Size:	1,540 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$487,000
List PPSF:	\$316
Valuated Price:	\$415,000
Valuated PPSF:	\$269



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:	321
Number of active listings for rent:	0
Number of active listings for sale:	25
Building inventory for sale:	7%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	6

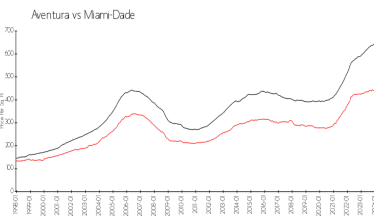
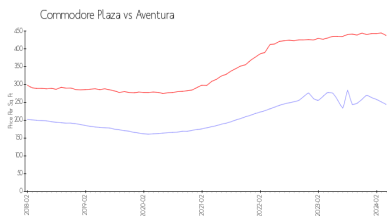
## Building Association Information

Commodore Plaza Condominium  
 Address: 2780 NE 183rd St,  
 Aventura, FL 33160  
 Telephone : +1 305-931-5217

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2102	1,300 sq ft	May 2024	\$260,000	\$200
1215	887 sq ft	May 2024	\$200,000	\$225
1602	1,300 sq ft	May 2024	\$380,000	\$292
217	1,300 sq ft	Apr 2024	\$215,000	\$165
409	1,058 sq ft	Apr 2024	\$240,000	\$227

## Market Information



Commodore Plaza:	\$244/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Commodore Plaza	8%
Aventura	5%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Commodore Plaza	104 days
Aventura	89 days
Miami-Dade	81 days