

# Unit 1209 - Commodore Plaza

1209 - 2780 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11529496        |
| Status:         | Active           |
| Size:           | 1,058 Sq ft.     |
| Bedrooms:       | 2                |
| Full Bathrooms: | 2                |
| Half Bathrooms: |                  |
| Parking Spaces: | Assigned Parking |
| View:           |                  |
| List Price:     | \$260,000        |
| List PPSF:      | \$246            |
| Valuated Price: | \$249,000        |
| Valuated PPSF:  | \$235            |

*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:      | 24  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 23  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 5   |

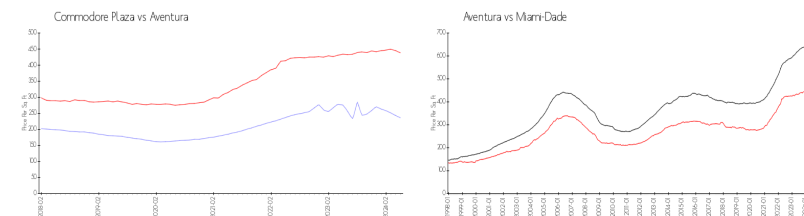
## Building Association Information

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: \$236/sq. ft.  
Aventura: \$438/sq. ft.

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Miami-Dade: \$703/sq. ft.

## Inventory for Sale

|                 |    |
|-----------------|----|
| Commodore Plaza | 7% |
| Aventura        | 5% |
| Miami-Dade      | 3% |



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

|                 |          |
|-----------------|----------|
| Commodore Plaza | 106 days |
| Aventura        | 89 days  |
| Miami-Dade      | 81 days  |