

Unit 401 - Commodore Plaza

401 - 2780 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11550923
 Status: Active
 Size: 1,300 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$374,999
 List PPSF: \$288
 Valuated Price: \$293,000
 Valuated PPSF: \$225

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

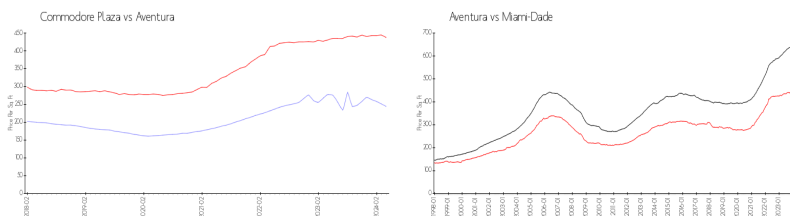
Building Association Information

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