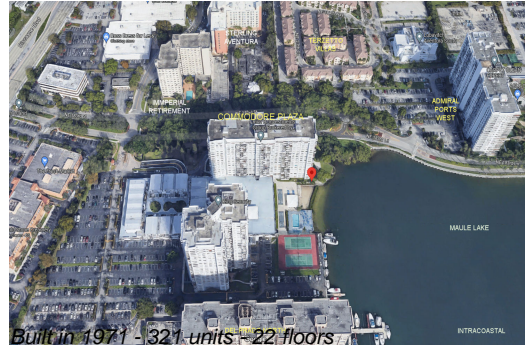


# Unit 1404 - Commodore Plaza

1404 - 2780 NE 183 St, Aventura, FL, Miami-Dade 33160



## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | A11395466                                       |
| Status:         | Active  |
| Size:           | 1,143 Sq ft.                                    |
| Bedrooms:       | 2   |
| Full Bathrooms: | 2   |
| Half Bathrooms: |   |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Guest Parking |
| View:           |   |
| List Price:     | \$415,000                                       |
| List PPSF:      | \$363   |
| Valuated Price: | \$284,000                                       |
| Valuated PPSF:  | \$248   |

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:      | 26  |
| Building inventory for sale:             | 8%  |
| Number of sales over the last 12 months: | 22  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 3   |

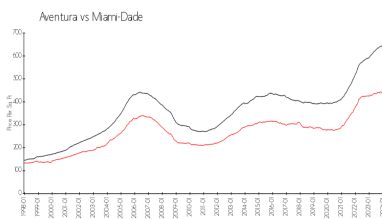
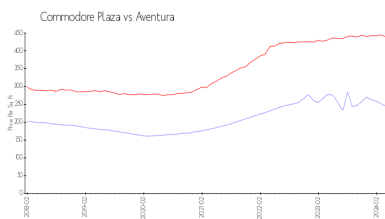
## Building Association Information

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  |
|--------|-------------|--------------|------------|-------|
| 217    | 1,300 sq ft | Apr 2024     | \$215,000  | \$165 |
| 409    | 1,058 sq ft | Apr 2024     | \$240,000  | \$227 |
| 1815   | 887 sq ft   | Feb 2024     | \$243,000  | \$274 |
| 702    | 1,300 sq ft | Jan 2024     | \$325,000  | \$250 |
| 504    | 1,143 sq ft | Dec 2023     | \$250,000  | \$219 |
| 616    | 1,300 sq ft | Dec 2023     | \$330,000  | \$254 |

## Market Information



Commodore Plaza: \$244/sq. ft.  
 Aventura: \$438/sq. ft.

Aventura: \$438/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

|                 |    |
|-----------------|----|
| Commodore Plaza | 8% |
| Aventura        | 4% |
| Miami-Dade      | 3% |

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

|                 |          |
|-----------------|----------|
| Commodore Plaza | 103 days |
| Aventura        | 87 days  |
| Miami-Dade      | 81 days  |