

# Unit 704 - Commodore Plaza

704 - 2780 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11436136
Status:	Active
Size:	1,143 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Assigned Parking, Guest Parking
View:	
List Price:	\$305,500
List PPSF:	\$267
Valuated Price:	\$265,000
Valuated PPSF:	\$232

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

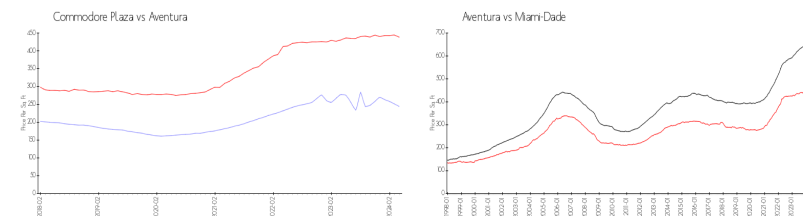
## Building Association Information

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