

# 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: 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

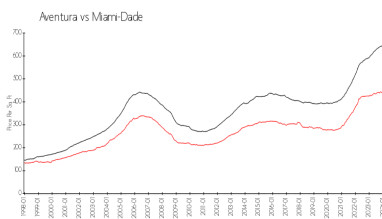
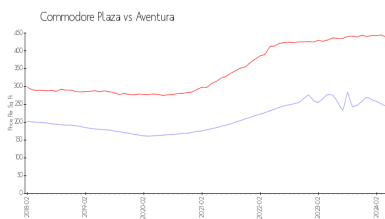
## Building Association Information

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.

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 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