

Unit 606 - Commodore Club West

606 - 155 Ocean Lane Dr, Key Biscayne, FL, Miami-Dade 33149

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | A11578440 |
| Status: | Active Under Contract |
| Size: | 895 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Guest Parking |
| View: | |
| List Price: | \$743,000 |
| List PPSF: | \$830 |
| Valuated Price: | \$714,000 |
| Valuated PPSF: | \$798 |

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: | 186 |
| Number of active listings for rent: | 4 |
| Number of active listings for sale: | 4 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 6 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 4 |

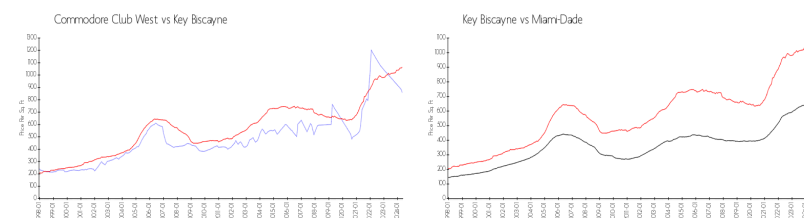
Building Association Information

Commodore Club West Association Inc
(305) 361-7316

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 601 | 1,930 sq ft | Jun 2024 | \$1,890,000 | \$979 |
| 702 | 895 sq ft | Jun 2024 | \$780,000 | \$872 |
| 207 | 895 sq ft | Apr 2024 | \$609,000 | \$680 |
| 908 | 1,260 sq ft | Apr 2024 | \$1,275,000 | \$1,012 |
| 902 | 895 sq ft | Mar 2024 | \$768,000 | \$858 |

Market Information



| | | | |
|----------------------|----------------|---------------|----------------|
| Commodore Club West: | \$857/sq. ft. | Key Biscayne: | \$1064/sq. ft. |
| Key Biscayne: | \$1064/sq. ft. | Miami-Dade: | \$705/sq. ft. |

Inventory for Sale

| | |
|---------------------|----|
| Commodore Club West | 2% |
| Key Biscayne | 2% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months



| | |
|---------------------|---------|
| Commodore Club West | 40 days |
| Key Biscayne | 97 days |
| Miami-Dade | 82 days |