

# 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

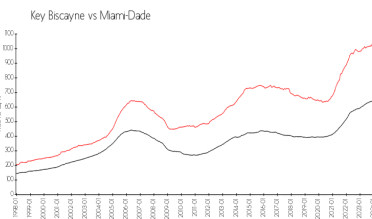
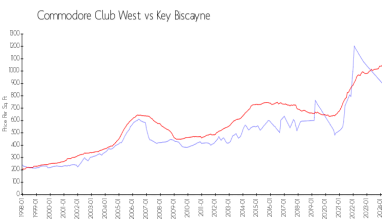
## Building Association Information

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  
Key Biscayne  
Miami-Dade

40 days  
97 days  
82 days