

Unit 404 - Commodore Club West

404 - 155 Ocean Lane Dr, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number:	A11600550
Status:	Active
Size:	1,260 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$1,300,000
List PPSF:	\$1,032
Valuated Price:	\$1,007,000
Valuated PPSF:	\$799

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:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

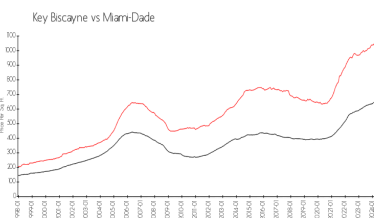
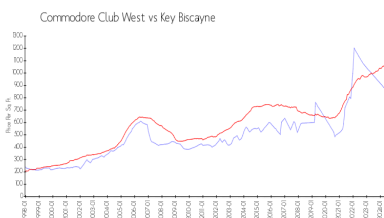
Building Association Information

Commodore Club West Association Inc
(305) 361-7316

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
402	895 sq ft	Sep 2024	\$660,000	\$737
606	895 sq ft	Aug 2024	\$730,000	\$816
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

Market Information



Commodore Club West:	\$876/sq. ft.	Key Biscayne:	\$1047/sq. ft.
Key Biscayne:	\$1047/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Commodore Club West	2%
Key Biscayne	2%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Commodore Club West	134 days
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Key Biscayne
Miami-Dade

101 days
85 days