

# 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: \$985,000  
 Valuated PPSF: \$782

*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

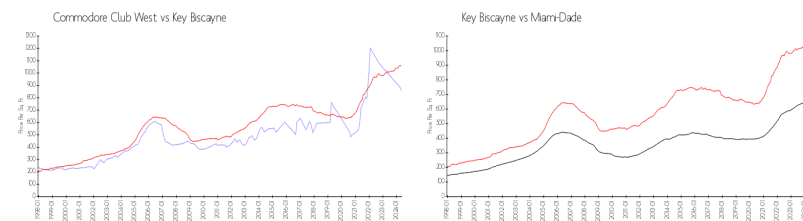
## Building Association Information

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 |