

# Unit 1903 - Commodore Plaza

1903 - 2780 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11602365
Status:	Active
Size:	887 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$209,000
List PPSF:	\$236
Valuated Price:	\$208,000
Valuated PPSF:	\$234

*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:	29
Building inventory for sale:	9%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	2

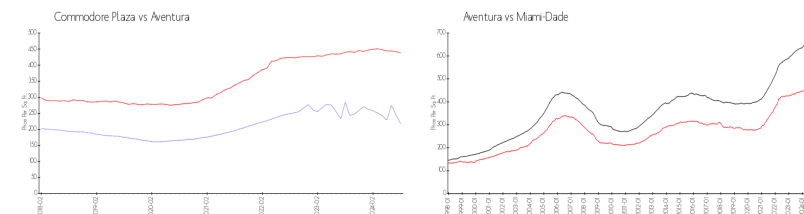
## Building Association Information

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
1011	887 sq ft	Aug 2024	\$165,000	\$186
1209	1,058 sq ft	Jul 2024	\$180,000	\$170
1216	1,300 sq ft	Jun 2024	\$352,000	\$271
704	1,143 sq ft	Jun 2024	\$300,000	\$262
PH17	1,300 sq ft	May 2024	\$335,000	\$258
2102	1,300 sq ft	May 2024	\$260,000	\$200
1215	887 sq ft	May 2024	\$200,000	\$225
1602	1,300 sq ft	May 2024	\$380,000	\$292

## Market Information



Commodore Plaza:	\$218/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Commodore Plaza	9%
Aventura	6%
Miami-Dade	4%



**Avg. Time to Close Over Last 12 Months**

Commodore Plaza	119 days
Aventura	101 days
Miami-Dade	85 days