

Unit 1601 - Commodore Plaza

1601 - 2780 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11607319
 Status: Active
 Size: 1,300 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking, Open Space Parking
 View:
 List Price: \$320,000
 List PPSF: \$246
 Valuated Price: \$295,000
 Valuated PPSF: \$227

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: 27
 Building inventory for sale: 8%
 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

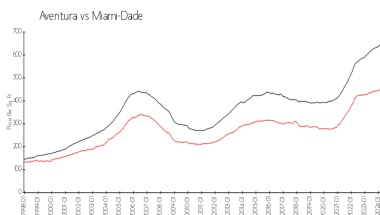
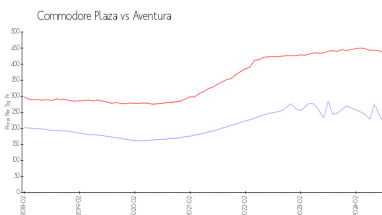
Building Association Information

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
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: \$437/sq. ft.

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 Miami-Dade: \$696/sq. ft.

Inventory for Sale

Commodore Plaza: 8%
 Aventura: 6%



Miami-Dade

4%

Avg. Time to Close Over Last 12 Months

Commodore Plaza	118 days
Aventura	98 days
Miami-Dade	84 days