

# 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:	\$323,000
Valuated PPSF:	\$248

*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:	28
Building inventory for sale:	8%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	1

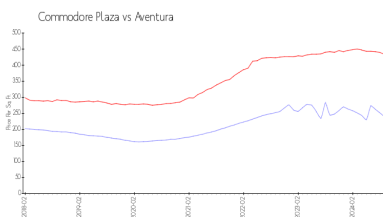
## Building Association Information

Commodore Plaza Condominium  
Address: 2780 NE 183rd St,  
Aventura, FL 33160  
Telephone : +1 305-931-5217

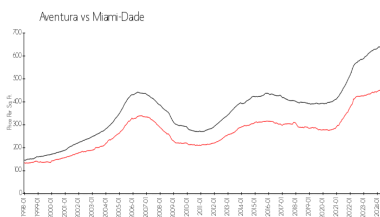
## Recent Sales

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: \$239/sq. ft.  
Aventura: \$434/sq. ft.



Aventura: \$434/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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



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

Commodore Plaza	125 days
Aventura	99 days
Miami-Dade	85 days