

# Unit 1213 - Commodore Club South

1213 - 199 Ocean Lane Dr, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11679392  
 Status: Active  
 Size: 1,260 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking  
 View:  
 List Price: \$1,250,000  
 List PPSF: \$992  
 Valuated Price: \$1,077,000  
 Valuated PPSF: \$855

*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: 181  
 Number of active listings for rent: 4  
 Number of active listings for sale: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

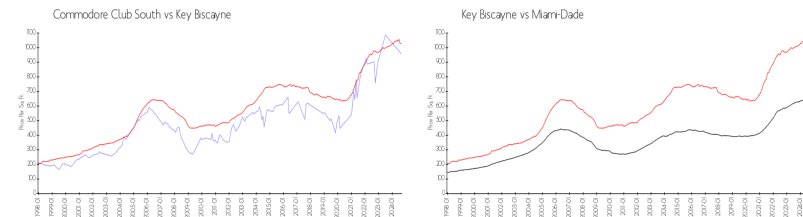
## Building Association Information

Commodore Club South Condominium  
 (305) 361-7214 & (305) 361-5261

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
212	1,260 sq ft	Mar 2024	\$860,000	\$683
812	1,260 sq ft	Dec 2023	\$1,175,000	\$933

## Market Information



Commodore Club South:	\$957/sq. ft.	Key Biscayne:	\$1025/sq. ft.
Key Biscayne:	\$1025/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Commodore Club South: 3%  
 Key Biscayne: 3%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Commodore Club South: 82 days  
 Key Biscayne: 101 days  
 Miami-Dade: 87 days

