

Unit 1204 - Commodore Plaza

1204 - 2780 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11887047
Status:	Active
Size:	1,143 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$189,000
List PPSF:	\$165
Valuated Price:	\$238,000
Valuated PPSF:	\$208

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:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

Building Association Information

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

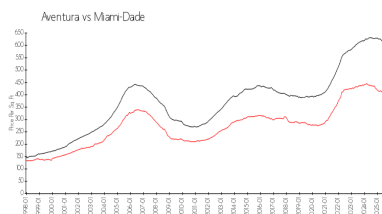
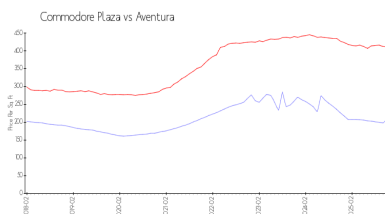
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Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1906	1,143 sq ft	Nov 2025	\$255,000	\$223
401	1,300 sq ft	Oct 2025	\$300,000	\$231
908	887 sq ft	Oct 2025	\$125,000	\$141
807	1,058 sq ft	Aug 2025	\$157,000	\$148
814	1,058 sq ft	May 2025	\$225,000	\$213
1810	887 sq ft	May 2025	\$180,000	\$203

Market Information



Commodore Plaza: \$208/sq. ft.
Aventura: \$411/sq. ft.

Aventura: \$411/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Commodore Plaza	88 days
Aventura	98 days
Miami-Dade	77 days