

# Unit 2014 - Commodore Plaza

2014 - 2780 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

|                 |                                          |
|-----------------|------------------------------------------|
| MLS Number:     | A11912928                                |
| Status:         | Active                                   |
| Size:           | 1,058 Sq ft.                             |
| Bedrooms:       | 2                                        |
| Full Bathrooms: | 2                                        |
| Half Bathrooms: | 0                                        |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View:           |                                          |
| List Price:     | \$375,000                                |
| List PPSF:      | \$354                                    |
| Valuated Price: | \$238,000                                |
| Valuated PPSF:  | \$225                                    |

*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

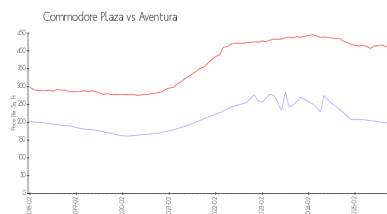
Commodore Plaza Condominium  
Address: 2780 NE 183rd St,  
Aventura, FL 33160  
Telephone : +1 305-931-5217

<https://>

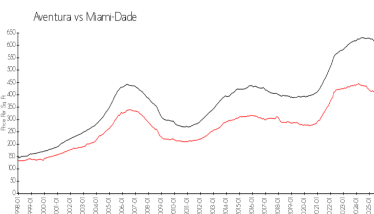
## Recent Sales

| 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 | 83 days |
| Aventura        | 98 days |
| Miami-Dade      | 77 days |