

Unit 1614 - Commodore Plaza

1614 - 2780 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: F10412348
 Status: Active
 Size: 1,058 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking
 View: Bay,Intracoastal View
 List Price: \$400,000
 List PPSF: \$378
 Valuated Price: \$268,000
 Valuated PPSF: \$253

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: 26
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 22
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

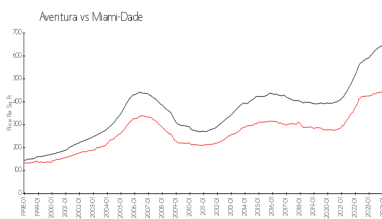
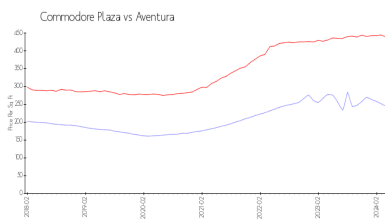
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
217	1,300 sq ft	Apr 2024	\$215,000	\$165
409	1,058 sq ft	Apr 2024	\$240,000	\$227
1815	887 sq ft	Feb 2024	\$243,000	\$274
702	1,300 sq ft	Jan 2024	\$325,000	\$250
504	1,143 sq ft	Dec 2023	\$250,000	\$219
616	1,300 sq ft	Dec 2023	\$330,000	\$254

Market Information



Commodore Plaza: \$244/sq. ft.
 Aventura: \$438/sq. ft.

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 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Commodore Plaza: 8%
 Aventura: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Commodore Plaza	103 days
Aventura	87 days
Miami-Dade	81 days