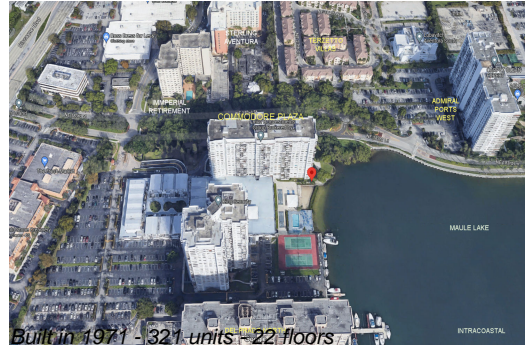


Unit 2004 - Commodore Plaza

2004 - 2780 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	F10427790
Status:	Active
Size:	1,143 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Intracoastal View,Lake,Pool Area View
List Price:	\$389,000
List PPSF:	\$340
Valuated Price:	\$302,000
Valuated PPSF:	\$264



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

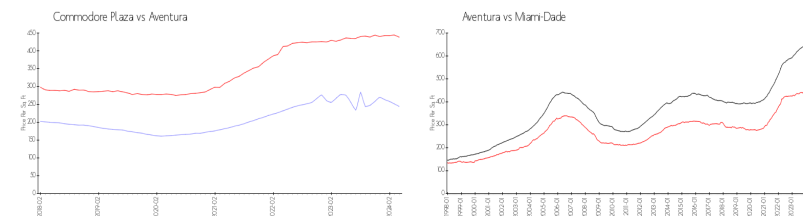
Building Association Information

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.
Aventura:	\$438/sq. ft.	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