

Unit 2709 - Solaire at the Plaza

2709 - 155 S Court Ave, Orlando, FL, Orange 32801

Unit Information

MLS Number: O6149723
 Status: ACTIVE
 Size: 854 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces:
 View: City, Water
 List Price: \$349,926
 List PPSF: \$410
 Valuated Price: \$317,000
 Valuated PPSF: \$371

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: 305
 Number of active listings for rent: 0
 Number of active listings for sale: 13
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 22
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

Building Association Information

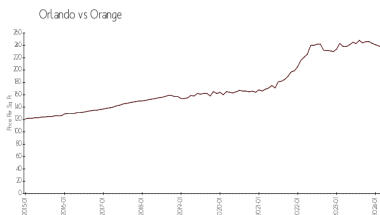
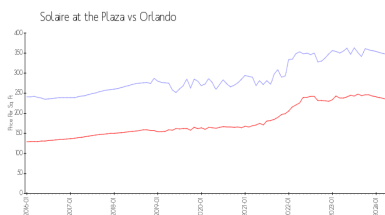
Solaire Residences
 155 S. Court Ave.
 Orlando. Florida 32801
 Property Manager
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 F: +1 (407) 373.2493

<https://thesolaireattheplaza.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1507 | 730 sq ft | Dec 2023 | \$293,000 | \$401 |
| 2005 | 1,263 sq ft | Nov 2023 | \$410,000 | \$325 |
| 2103 | 615 sq ft | Oct 2023 | \$235,000 | \$382 |
| 2511 | 857 sq ft | Oct 2023 | \$310,000 | \$362 |
| 1208 | 837 sq ft | Sep 2023 | \$292,500 | \$349 |
| 2702 | 1,261 sq ft | Sep 2023 | \$415,000 | \$329 |
| 1302 | 1,261 sq ft | Sep 2023 | \$385,000 | \$305 |

Market Information



Solaire at the Plaza: \$346/sq. ft.
 Orlando: \$235/sq. ft.

Orlando: \$235/sq. ft.
 Orange: \$247/sq. ft.



Inventory for Sale

| | |
|----------------------|----|
| Solaire at the Plaza | 4% |
| Orlando | 2% |
| Orange | 2% |

Avg. Time to Close Over Last 12 Months

| | |
|----------------------|---------|
| Solaire at the Plaza | 45 days |
| Orlando | 45 days |
| Orange | 45 days |