

Unit 2807 - Solaire at the Plaza

2807 - 155 S Court Ave, Orlando, FL, Orange 32801

Unit Information

| | |
|-----------------|------------|
| MLS Number: | O6154559 |
| Status: | ACTIVE |
| Size: | 730 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | |
| View: | |
| List Price: | \$309,899 |
| List PPSF: | \$425 |
| Valuated Price: | \$274,000 |
| Valuated PPSF: | \$375 |

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

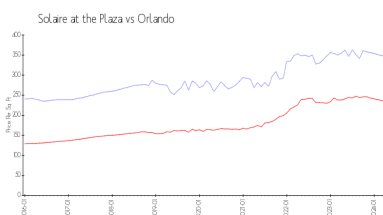
Solaire Residences
155 S. Court Ave.
Orlando. Florida 32801
Property Manager
P: +1 (407) 373.2494
F: +1 (407) 373.2493

<https://thesolaireattheplaza.com/>

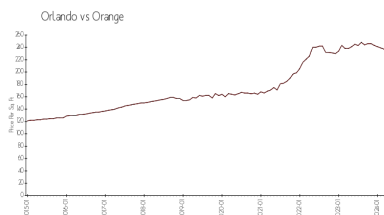
Recent Sales

| 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: \$246/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 |