

Unit 2604 - Solaire at the Plaza

2604 - 155 S Court Ave, Orlando, FL, Orange 32801

Unit Information

MLS Number: O6162884
 Status: ACTIVE
 Size: 715 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Covered, Reserved
 View: City
 List Price: \$309,000
 List PPSF: \$432
 Valuated Price: \$263,000
 Valuated PPSF: \$368

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

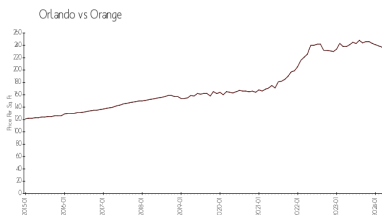
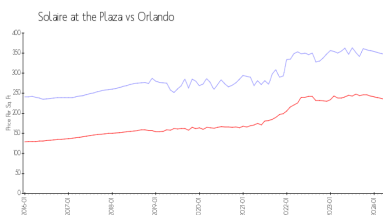
Solaire Residences
 155 S. Court Ave.
 Orlando, Florida 32801
 Property Manager
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<https://thesolaireattheplaza.com/>

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