

Market Report

September, 2021



Commodore Plaza

2780 NE 183rd St
Aventura, FL 33160

Every month we compile this comprehensive market report focus on Commodore Plaza in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website [commodoreplazacondosforsale.com](https://www.commodoreplazacondosforsale.com).

Property Stats

POSTAL CODE 33160

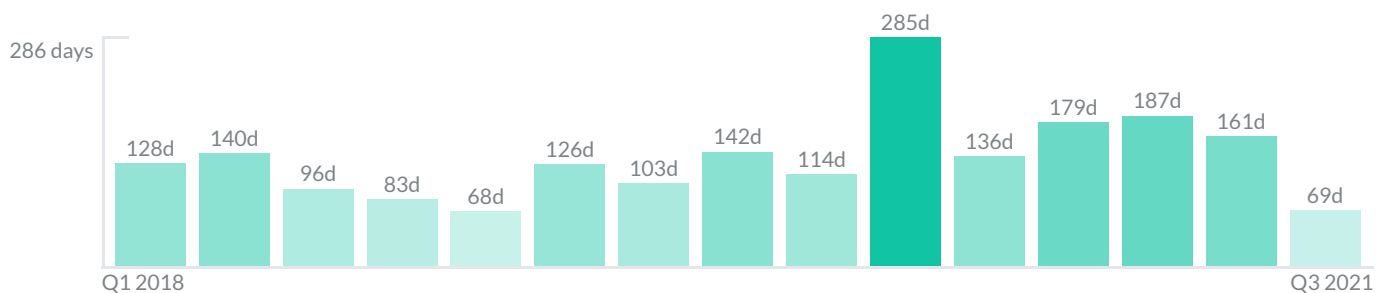
The property stats graph represents the median price evolution since ten years in your postal code area.



Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!

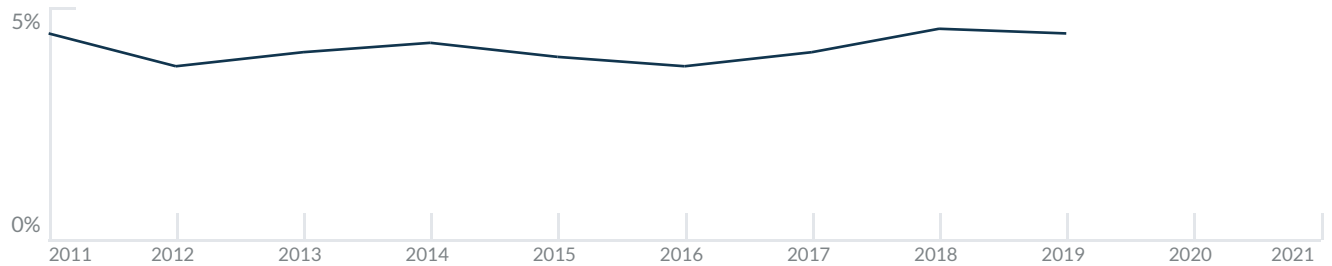


Mortgage Rates

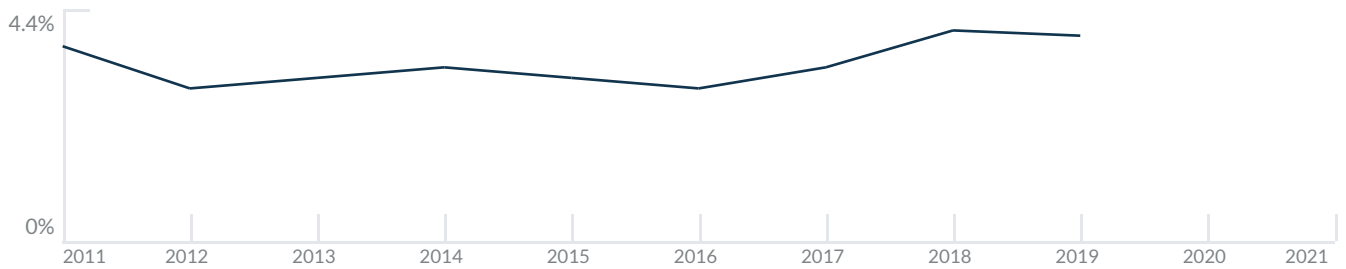
PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

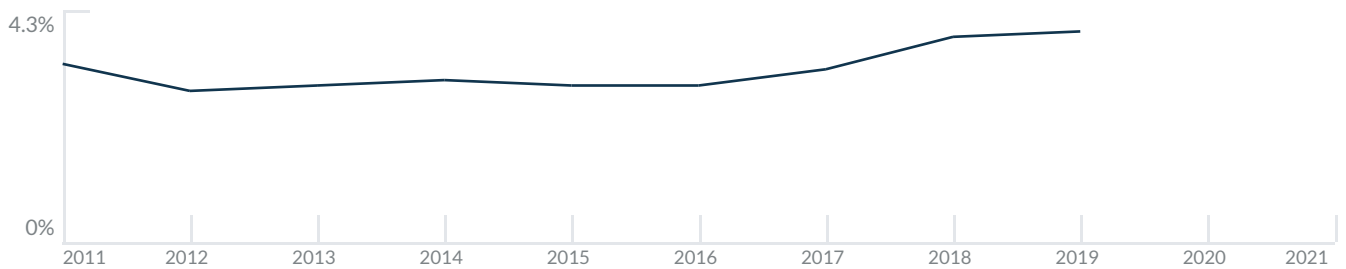
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Aventura City Of Excellence Schod	John F. Kennedy Middle School	North Miami Beach Senior High School
10/10	6/10	4/10

Insights

IN COMMODORE PLAZA

Below the average listing prices of available unit per property type.

2 BEDS

\$278,000
AVERAGE PRICE

2 FOR SALE
0 FOR RENT

1.1% to 7.9%

CAP RATE

Yearly net income when rent

3%

NEGOTIABILITY

What you can negotiate



Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Commodore Plaza

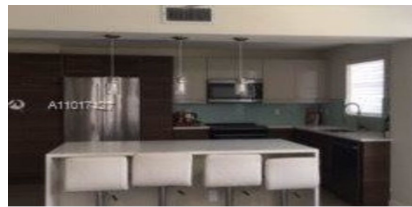


\$300,000



UNIT PH09

SOLD | AUG 2021

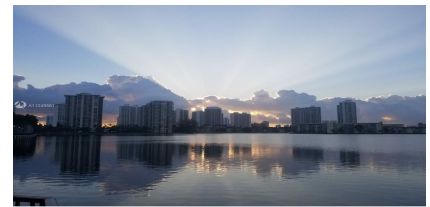


\$270,000



UNIT 2008

SOLD | AUG 2021



\$298,000



UNIT 302

SOLD | AUG 2021

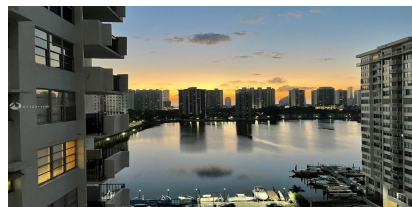


\$230,000



UNIT 1905

SOLD | AUG 2021



\$199,500



UNIT 1401

SOLD | JUL 2021



\$215,000



UNIT 1805

SOLD | JUL 2021

Sold

LAST 20 PROPERTIES SOLD IN COMMODORE PLAZA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
PH09	\$300,000	2/2	\$243.5	1,232	Aug 2021	49
2008	\$270,000	2/2	\$212.9	1,268	Aug 2021	77
302	\$298,000	2/2	\$236.9	1,258	Aug 2021	28
1905	\$230,000	2/2	\$176.5	1,303	Jul 2021	259
1401	\$199,500	1/2	\$260.4	766	Jul 2021	61
1805	\$215,000	2/2	\$165.0	1,303	Jul 2021	4
2109	\$230,000	2/2	\$186.7	1,232	Jul 2021	7
709	\$220,000	2/2	\$178.6	1,232	Jun 2021	12
701	\$177,000	1/2	\$231.1	766	Jun 2021	41
1703	\$209,000	2/2	\$169.6	1,232	Jun 2021	144
2106	\$142,900	1/2	\$164.3	870	Jun 2021	112
2707	\$139,000	1/2	\$159.2	873	May 2021	50
1203	\$197,000	2/2	\$159.9	1,232	Apr 2021	424
1404	\$190,000	3/2	\$121.4	1,565	Apr 2021	342
2310	\$238,000	2/2	\$221.8	1,073	Mar 2021	34
1404	\$162,000	2/2	\$151.0	1,073	Mar 2021	19
909	\$219,000	2/2	\$177.8	1,232	Feb 2021	58
1207	\$150,000	1/2	\$171.8	873	Feb 2021	1035
910	\$195,000	2/2	\$181.7	1,073	Jan 2021	90
PH05	\$210,000	2/2	\$161.2	1,303	Jan 2021	7

Rented

LAST 20 PROPERTIES RENTED IN COMMODORE PLAZA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
PH10	\$2,400	2/2	\$2.2	1,073	Jun 2021	104
2607	\$1,600	1/2	\$1.8	873	May 2021	199
2306	\$1,250	0/1	\$2.2	563	May 2021	14
2306	\$1,250	0/0	\$2.2	563	Mar 2021	61
409	\$1,700	2/2	\$1.4	1,232	Mar 2021	44
203	\$1,790	2/2	\$1.5	1,232	Mar 2021	103
2510	\$1,700	2/2	\$1.6	1,073	Mar 2021	108
1707	\$1,395	1/2	\$1.6	873	Jan 2021	79
1806	\$1,400	1/2	\$1.6	870	Jan 2021	81
1002	\$1,800	2/2	\$1.4	1,258	Dec 2020	82
503	\$1,700	2/2	\$1.4	1,232	Nov 2020	73
2504	\$1,700	2/2	\$1.6	1,073	Nov 2020	142
2306	\$1,350	0/0	\$2.4	563	Oct 2020	23
2703	\$2,100	2/2	\$1.7	1,232	Sep 2020	24
2010	\$1,725	2/2	\$1.6	1,073	Sep 2020	47
1402	\$1,800	2/2	\$1.4	1,300	Aug 2020	18
T-211	\$1,800	2/2	\$1.4	1,258	Aug 2020	48
1212	\$1,400	1/2	\$1.8	775	Aug 2020	145
709	\$1,750	2/2	\$1.4	1,232	Jul 2020	98
1507	\$1,299	1/2	\$1.4	900	Jun 2020	175

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1804	\$336,000	2/2	\$209.3	1605	Aug 2021	N/A
1804	\$220,000	2/2	\$205.0	1073	Aug 2021	LARRY LENKO...