

# Unit 702 - Porto Vita South

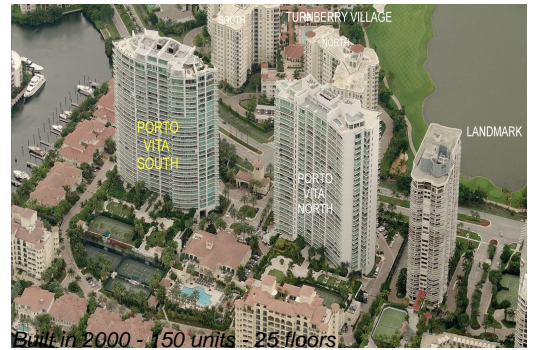
702 - 19955 NE 38 Ct, Aventura, FL, Miami-Dade 33180



## Unit Information

MLS Number: A11231729  
 Status: Active  
 Size: 2,890 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$1,899,000  
 List PPSF: \$657  
 Valuated Price: \$1,746,000  
 Valuated PPSF: \$604

*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: 150  
 Number of active listings for rent: 1  
 Number of active listings for sale: 7  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

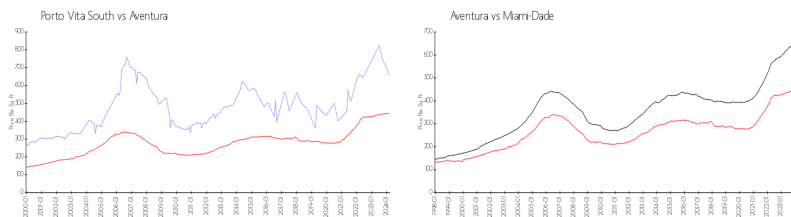
## Building Association Information

Porto Vita Property Owner Association Inc  
 (305) 692-1920

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1001	2,400 sq ft	Apr 2024	\$1,750,000	\$729
702	2,890 sq ft	Mar 2024	\$1,559,000	\$539
1803	3,300 sq ft	Feb 2024	\$2,787,500	\$845
1905	2,390 sq ft	Sep 2023	\$1,800,000	\$753
1203	3,300 sq ft	Jul 2023	\$2,400,000	\$727

## Market Information



Porto Vita South: \$658/sq. ft.      Aventura: \$444/sq. ft.  
 Aventura: \$444/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Porto Vita South: 5%  
 Aventura: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Porto Vita South  
Aventura  
Miami-Dade

74 days  
87 days  
81 days