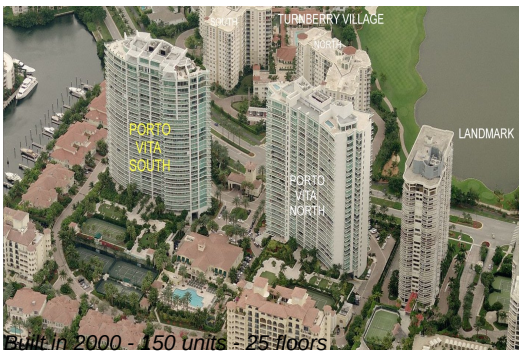
Unit 1504 - Porto Vita South

1504 - 19955 NE 38 Ct, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11252565
Status:	X-Active
Size:	3,320 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	
List Price:	$2,950,000
List PPSF:	$889
Valuated Price:	$2,678,000
Valuated PPSF:	$807

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:	6
Building inventory for sale:	4%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

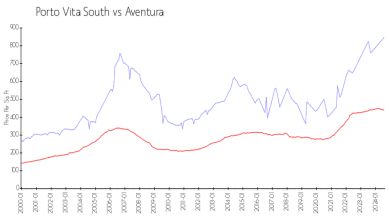
Building Association Information

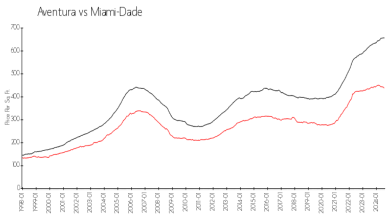
Porto Vita Property Owner Association Inc
(305) 692-1920

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
604	3,320 sq ft	Jun 2024	$1,550,000	$467
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

Market Information





Porto Vita South:	$848/sq. ft.	Aventura:	$438/sq. ft.
Aventura:	$438/sq. ft.	Miami-Dade:	$696/sq. ft.

Inventory for Sale

Porto Vita South	4%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Porto Vita South	135 days
Aventura	102 days
Miami-Dade	85 days