

# Unit 1504 - Porto Vita South

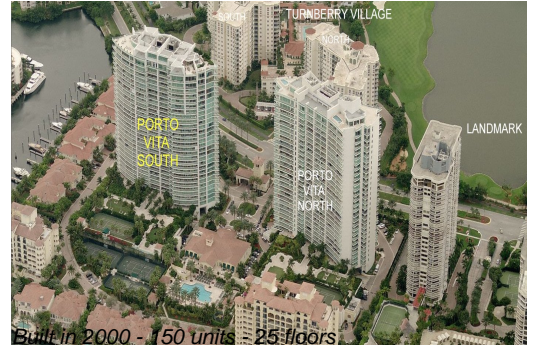
1504 - 19955 NE 38 Ct, Aventura, FL, Miami-Dade 33180



## Unit Information

MLS Number:	A11252565
Status:	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:	\$2,078,000
Valuated PPSF:	\$626

*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

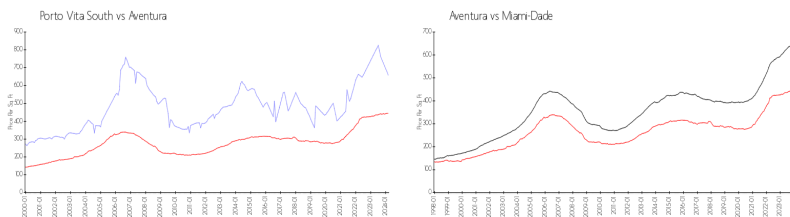
## Building Association Information

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	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Porto Vita South  
Aventura  
Miami-Dade

74 days  
87 days  
81 days