

Unit 1905 - Porto Vita North

1905 - 20155 NE 38 Ct, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11358396
Status:	Active
Size:	2,056 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,980,000
List PPSF:	\$963
Valuated Price:	\$1,949,000
Valuated PPSF:	\$948

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:	122
Number of active listings for rent:	1
Number of active listings for sale:	5
Building inventory for sale:	4%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

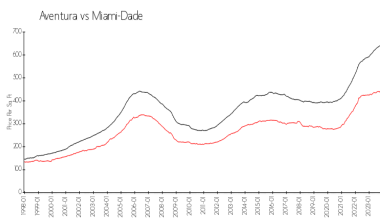
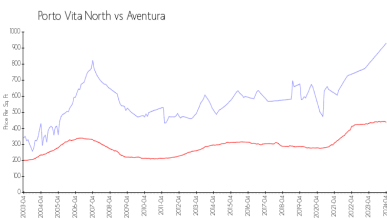
Building Association Information

Porto Vita Property Owner Association Inc
(305) 933-1630

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1001	5,141 sq ft	Apr 2024	\$4,650,000	\$904
503	3,385 sq ft	Jan 2024	\$2,050,000	\$606
2404	5,792 sq ft	Nov 2023	\$5,000,000	\$863

Market Information



Porto Vita North:	\$930/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Porto Vita North	4%
Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Porto Vita North	54 days
Aventura	87 days



