# Unit 806 - Porto Vita South

806 - 19955 NE 38 Ct, Aventura, FL, Miami-Dade 33180

## **Unit Information**

MLS Number: Status:	A11487674 Active
Size:	2,860 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	1 Space, Covered Parking
View:	
List Price:	\$2,300,000
List PPSF:	\$804
Valuated Price:	\$1,997,000
Valuated PPSF:	\$698

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:	
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**



#### **Inventory for Sale**

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



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# Avg. Time to Close Over Last 12 Months

Porto Vita South Aventura Miami-Dade 74 days 87 days 81 days