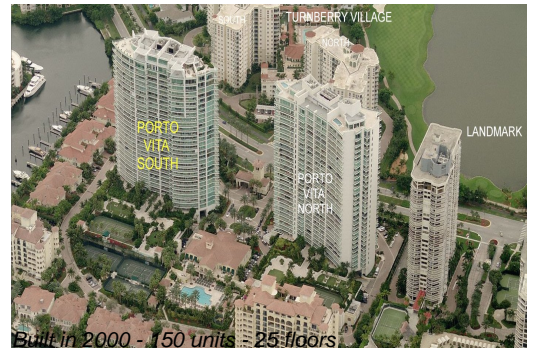


Unit TS-03 - Porto Vita South

TS-03 - 19955 NE 38 Ct, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11496166
Status:	Active
Size:	6,290 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$9,995,000
List PPSF:	\$1,589
Valuated Price:	\$7,031,000
Valuated PPSF:	\$1,118



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

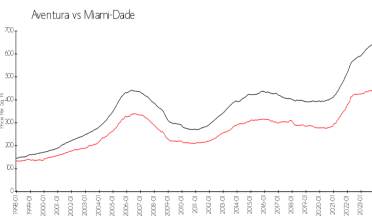
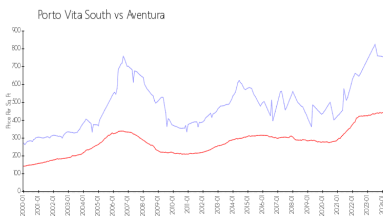
Building Association Information

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:	\$753/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/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