

# Unit 503 - Townhomes Portsview

503 - 3602 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11499333  
 Status: Active  
 Size: 1,820 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking, Guest Parking  
 View:  
 List Price: \$1,015,000  
 List PPSF: \$558  
 Valuated Price: \$964,000  
 Valuated PPSF: \$402

*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: 20  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

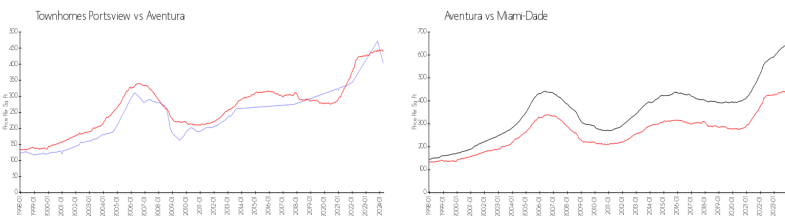
Portsview At The Waterways Condominium  
 (305) 935-5852 & office@portsview.com

<http://portsviewweb.vertilinc.com/Portsview/AboutUs.aspx>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
605	2,396 sq ft	Nov 2023	\$1,130,000	\$472

## Market Information

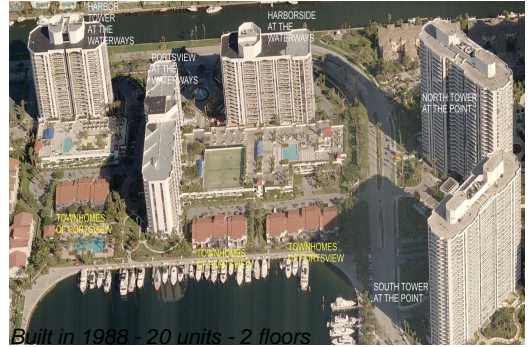


Townhomes	\$402/sq. ft.	Aventura:	\$438/sq. ft.
Portsview:		Miami-Dade:	\$698/sq. ft.
Aventura:	\$438/sq. ft.		

## Inventory for Sale

Townhomes Portsview	5%
Aventura	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Townhomes Portsvie  
Aventura  
Miami-Dade

94 days  
87 days  
81 days