

# Unit 2201 - Porto Vita North

2201 - 20155 NE 38 Ct, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11508074  
 Status: Active  
 Size: 5,141 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 6  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$6,000,000  
 List PPSF: \$1,167  
 Valuated Price: \$5,240,000  
 Valuated PPSF: \$1,019

*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

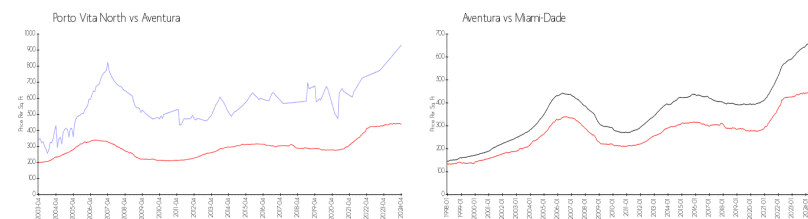
## Building Association Information

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  
Miami-Dade

87 days  
81 days