

Unit 911 - Portsview Waterways

911 - 3610 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11529768
Status:	Active
Size:	1,187 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$455,000
List PPSF:	\$383
Valuated Price:	\$397,000
Valuated PPSF:	\$334

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:	209
Number of active listings for rent:	3
Number of active listings for sale:	7
Building inventory for sale:	3%
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:	2

Building Association Information

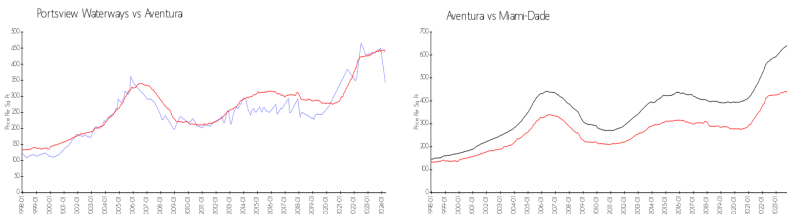
Portsview At The Waterways Condominium
(305) 935-5852 & office@portsview.com

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
709	1,406 sq ft	Mar 2024	\$605,000	\$430
1201	1,350 sq ft	Mar 2024	\$640,000	\$474
1403	1,429 sq ft	Dec 2023	\$630,000	\$441
1506	1,187 sq ft	Aug 2023	\$545,000	\$459
310	1,053 sq ft	Aug 2023	\$427,000	\$406

Market Information



Portsview Waterways:	\$343/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Portsview Waterways	3%
Aventura	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Portsvievw Waterways	85 days
Aventura	87 days
Miami-Dade	81 days