

# Unit 904 - Porto Vita South

904 - 19955 NE 38 Ct, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11533507  
 Status: Active  
 Size: 3,320 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Valet Parking  
 View: Garden View, Intracoastal View, Ocean View  
 Rental Price: \$14,500  
 List PPSF: \$4  
 Valuated Price: \$2,256,000  
 Valuated PPSF: \$680

*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.*



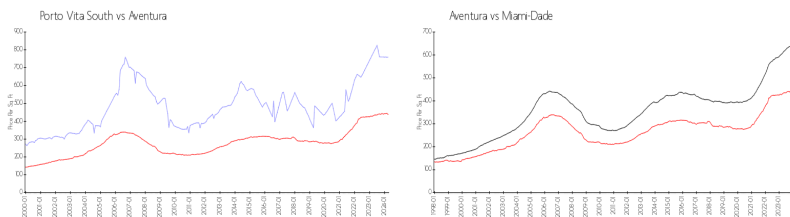
## Building Information

Number of units: 150  
 Number of active listings for rent: 1  
 Number of active listings for sale: 5  
 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

Porto Vita Property Owner Association Inc  
 (305) 692-1920

## Market Information



Porto Vita South: \$759/sq. ft.  
 Aventura: \$437/sq. ft.  
 Aventura: \$437/sq. ft.  
 Miami-Dade: \$695/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Porto Vita South: 74 days  
 Aventura: 89 days  
 Miami-Dade: 81 days