

Unit 409 - Portsview Waterways

409 - 3610 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11539283
 Status: Active
 Size: 1,406 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$489,000
 List PPSF: \$348
 Valuated Price: \$529,000
 Valuated PPSF: \$376

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

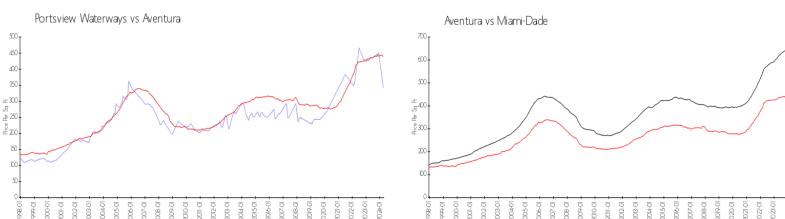
Portsview At The Waterways Condominium
 (305) 935-5852 & office@portsview.com

<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

Portsvew Waterways

85 days

Aventura

87 days

Miami-Dade

81 days