

Unit 603 - Porto Vita North

603 - 20155 NE 38 Ct, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11540068
 Status: Active
 Size: 3,385 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: Guest Parking, Valet Parking
 View:
 List Price: \$2,500,000
 List PPSF: \$739
 Valuated Price: \$2,452,000
 Valuated PPSF: \$724

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

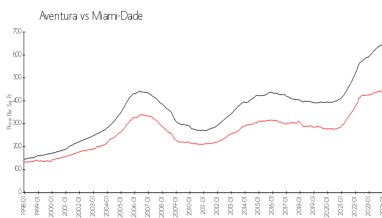
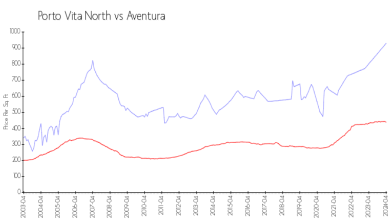
Building Association Information

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: 87 days



