

# Unit 2136 NE 6th St - Portofino Villas West

2136 NE 6th St - 415-685 NE 21 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number:	A11545022
Status:	Pending
Size:	1,508 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$345,000
List PPSF:	\$229
Valuated Price:	\$319,000
Valuated PPSF:	\$212

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:	210
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	0%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

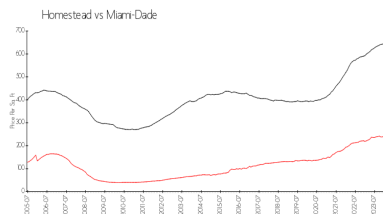
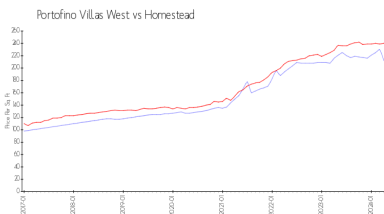
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 Homestead, FL 33033  
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<https://www.villaportofinowest.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
#	1,564 sq ft	Mar 2024	\$360,000	\$230
#	1,564 sq ft	Dec 2023	\$338,000	\$216
.	1,592 sq ft	Sep 2023	\$349,000	\$219
1	1,592 sq ft	Aug 2023	\$345,000	\$217
	1,592 sq ft	Jul 2023	\$350,000	\$220

## Market Information



Portofino Villas West: \$212/sq. ft.  
 Homestead: \$240/sq. ft.

Homestead: \$240/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale



Portofino Villas West	0%
Homestead	2%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Portofino Villas West	56 days
Homestead	45 days
Miami-Dade	81 days