

Unit 435 NE 21st Ave - Portofino Villas West

435 NE 21st Ave - 415-685 NE 21 Ter, Homestead, FL, Miami-Dade 33033

Unit Information

MLS Number:	A11574475
Status:	Active
Size:	1,592 Sq ft.
Bedrooms:	4
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$355,000
List PPSF:	\$223
Valuated Price:	\$337,000
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.

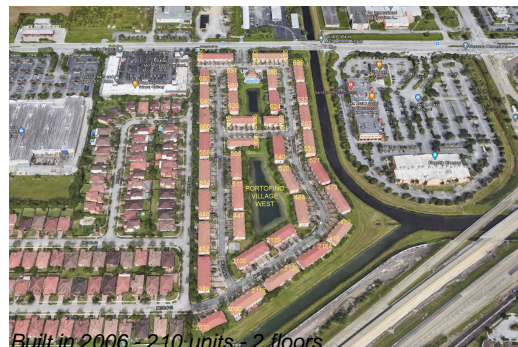
Building Information

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

Villa Portofino West
vpw.management@gmail.com
2163 NE 7th Street.
Homestead, FL 33033
(786) 339-9080 Office
(786) 339-9638 Fax

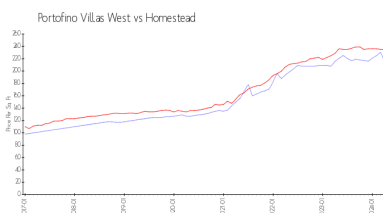
<https://www.villaportofinowest.com/>



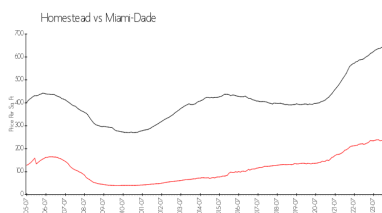
Recent Sales

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: \$235/sq. ft.



Homestead: \$235/sq. ft.
Miami-Dade: \$694/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	44 days
Miami-Dade	81 days