

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

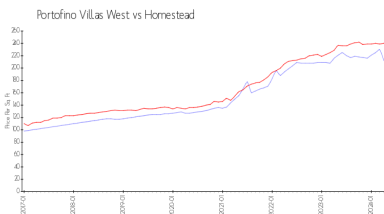
Villa Portofino West
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 2163 NE 7th Street.
 Homestead, FL 33033
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<https://www.villaportofinowest.com/>

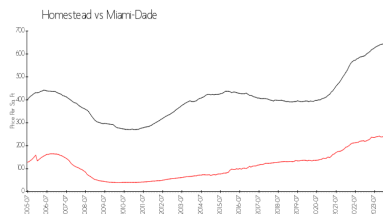
Recent Sales

| 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 |