

Unit 1603 - Porto Vita South

1603 - 19955 NE 38 Ct, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11589913
Status:	Active
Size:	3,300 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$3,800,000
List PPSF:	\$1,152
Valuated Price:	\$2,544,000
Valuated PPSF:	\$771

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:	150
Number of active listings for rent:	1
Number of active listings for sale:	5
Building inventory for sale:	3%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

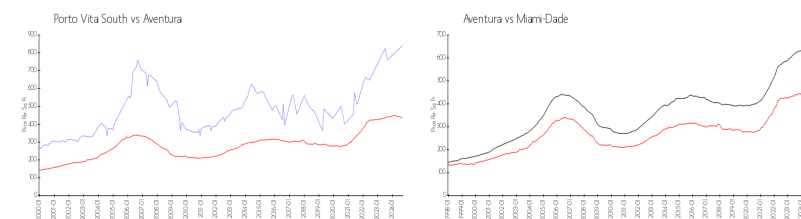
Building Association Information

Porto Vita Property Owner Association Inc
(305) 692-1920

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
604	3,320 sq ft	Jun 2024	\$1,550,000	\$467
1001	2,400 sq ft	Apr 2024	\$1,750,000	\$729
702	2,890 sq ft	Mar 2024	\$1,559,000	\$539
1803	3,300 sq ft	Feb 2024	\$2,787,500	\$845

Market Information



Porto Vita South:	\$841/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Porto Vita South	3%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Porto Vita South	135 days
Aventura	99 days
Miami-Dade	85 days

