

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: \$2,514,000
 Valuated PPSF: \$762

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: 6
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

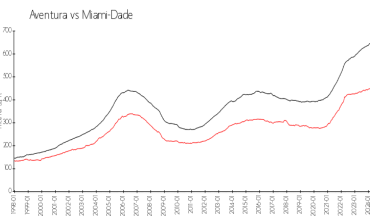
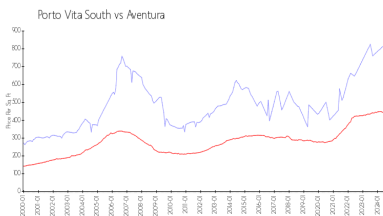
Building Association Information

Porto Vita Property Owner Association Inc
 (305) 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
1905	2,390 sq ft	Sep 2023	\$1,800,000	\$753

Market Information

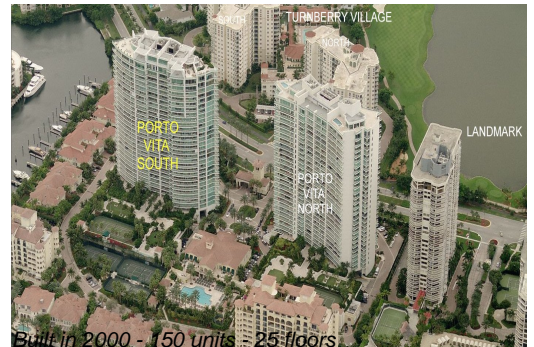


Porto Vita South: \$831/sq. ft.
 Aventura: \$439/sq. ft.
 Aventura: \$439/sq. ft.
 Miami-Dade: \$697/sq. ft.

Inventory for Sale

Porto Vita South 4%
 Aventura 5%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months



Porto Vita South
Aventura
Miami-Dade

114 days
97 days
84 days