

# Unit 2401 - Porto Vita South

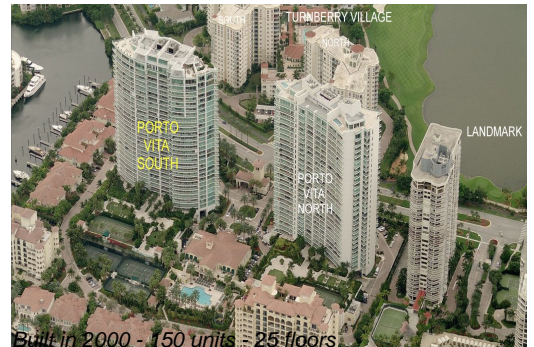
2401 - 19955 NE 38 Ct, Aventura, FL, Miami-Dade 33180



## Unit Information

MLS Number:	A11590324
Status:	Active
Size:	2,400 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Guest Parking,Valet Parking
View:	
List Price:	\$1,875,000
List PPSF:	\$781
Valuated Price:	\$1,886,000
Valuated PPSF:	\$786

*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:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

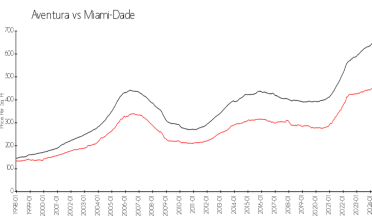
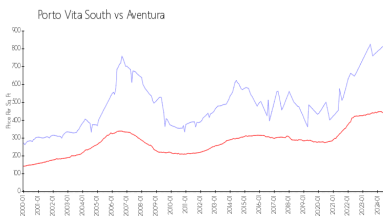
## Building Association Information

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

## Market Information



Porto Vita South:	\$831/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Porto Vita South  
Aventura  
Miami-Dade

135 days  
98 days  
84 days