

Unit 1407 - Portsview Waterways

1407 - 3610 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11602515
 Status: Active
 Size: 1,187 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$569,000
 List PPSF: \$479
 Valuated Price: \$497,000
 Valuated PPSF: \$419

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: 209
 Number of active listings for rent: 3
 Number of active listings for sale: 8
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

Building Association Information

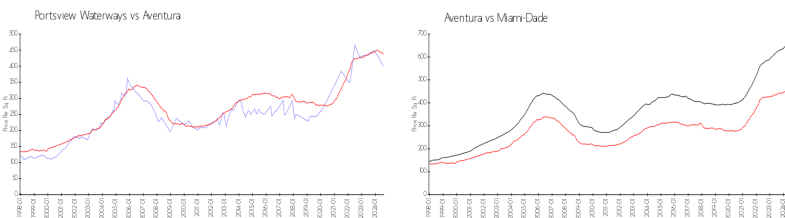
Portsview At The Waterways Condominium
 (305) 935-5852 & office@portsview.com

<http://portsviewweb.vertilinc.com/Portsview/AboutUs.aspx>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
603	1,429 sq ft	Aug 2024	\$635,000	\$444
911	1,187 sq ft	Jul 2024	\$400,000	\$337
409	1,406 sq ft	Jun 2024	\$470,000	\$334
901	1,350 sq ft	May 2024	\$645,000	\$478
709	1,406 sq ft	Mar 2024	\$605,000	\$430
1201	1,350 sq ft	Mar 2024	\$640,000	\$474

Market Information



Portsview Waterways:	\$401/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Portsview Waterways 4%
 Aventura 6%



Miami-Dade

4%

Avg. Time to Close Over Last 12 Months

Portsview Waterways

105 days

Aventura

97 days

Miami-Dade

84 days