

# Unit 813 - Portsview Waterways

813 - 3610 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11612634  
 Status: Active  
 Size: 1,337 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$635,000  
 List PPSF: \$475  
 Valuated Price: \$528,000  
 Valuated PPSF: \$395

*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: 11  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

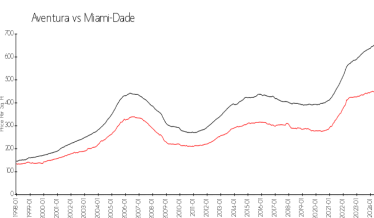
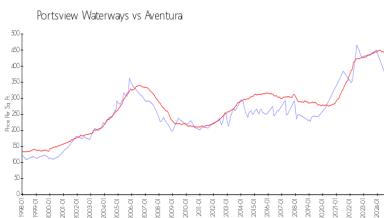
Portsview At The Waterways Condominium  
 (305) 935-5852 & office@portsview.com

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$374/sq. ft.	Aventura:	\$439/sq. ft.
Aventura:	\$439/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Portsview Waterways: 5%  
 Aventura: 5%  
 Miami-Dade: 4%



**Avg. Time to Close Over Last 12 Months**

Portsvievw Waterways	108 days
Aventura	97 days
Miami-Dade	84 days