

Unit 1204 - Porto Vita South

1204 - 19955 NE 38 Ct, Aventura, FL, Miami-Dade 33180



Unit Information

MLS Number: A11635515
 Status: Active
 Size: 3,320 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$2,390,000
 List PPSF: \$720
 Valuated Price: \$2,576,000
 Valuated PPSF: \$776

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: 4
 Building inventory for sale: 2%
 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



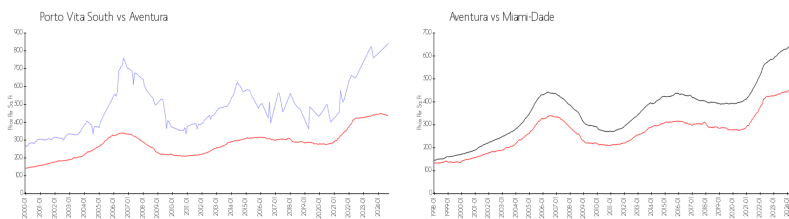
Building Association Information

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: 101 days
 Miami-Dade: 86 days