

Unit 2147 NE 3rd Ct - Portofino Villas West

2147 NE 3rd Ct - 415-685 NE 21 Ter, Homestead, FL, Miami-Dade 33033

Unit Information

MLS Number: A11639187
 Status: Pending
 Size: 1,592 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$305,900
 List PPSF: \$192
 Valuated Price: \$375,000
 Valuated PPSF: \$236

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: 210
 Number of active listings for rent: 0
 Number of active listings for sale: 0
 Building inventory for sale: 0%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 4

Building Association Information

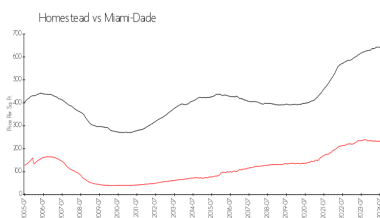
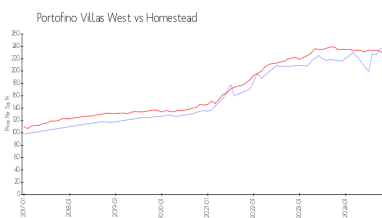
Villa Portofino West
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 2163 NE 7th Street.
 Homestead, FL 33033
 (786) 339-9080 Office
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<https://www.villaportofinowest.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,508 sq ft	Jan 2025	\$365,000	\$242
	1,748 sq ft	Dec 2024	\$360,000	\$206
	1,592 sq ft	Nov 2024	\$365,000	\$229
	1,592 sq ft	Oct 2024	\$375,000	\$236
624	1,592 sq ft	Sep 2024	\$360,000	\$226
2156	1,592 sq ft	Sep 2024	\$360,000	\$226

Market Information

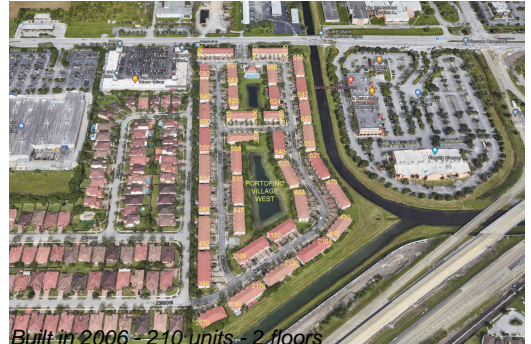


Portofino Villas West: \$236/sq. ft.
 Homestead: \$228/sq. ft.

Homestead: \$228/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Portofino Villas West: 0%
 Homestead: 4%



Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

Portofino Villas West	38 days
Homestead	55 days
Miami-Dade	89 days