

# 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

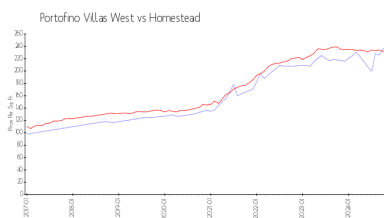
Villa Portofino West  
vpw.management@gmail.com  
2163 NE 7th Street.  
Homestead, FL 33033  
(786) 339-9080 Office  
(786) 339-9638 Fax

<https://www.villaportofinowest.com/>

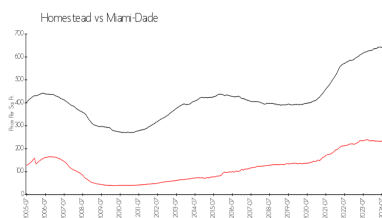
## Recent Sales

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



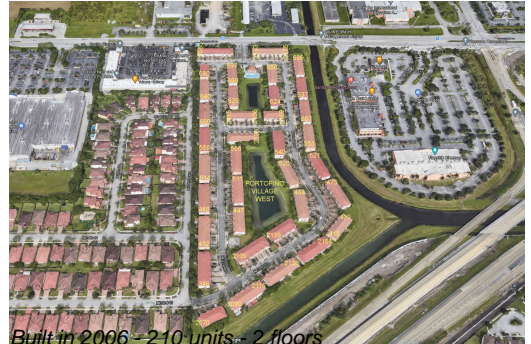
Portofino Villas West: \$236/sq. ft.  
Homestead: \$228/sq. ft.



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

## Inventory for Sale

Portofino Villas West 0%  
Homestead 4%



Built in 2006 - 210 units - 2 floors

Miami-Dade	4%
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**Avg. Time to Close Over Last 12 Months**

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