

Unit 1701 - Porto Vita South

1701 - 19955 NE 38 Ct, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11813964
 Status: Active
 Size: 2,400 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Electric Vehicle Charging Station, Guest Parking, Valet Parking

View:
 List Price: \$1,864,999
 List PPSF: \$777
 Valuated Price: \$1,714,000
 Valuated PPSF: \$714

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: 6
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

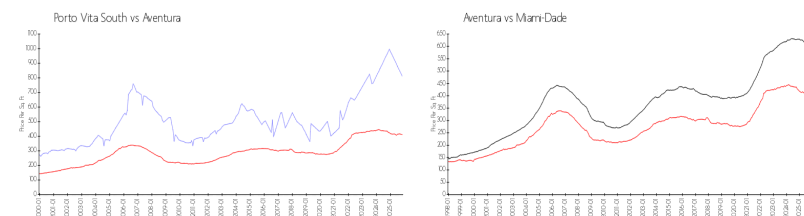
Porto Vita Property Owner Association Inc
 (305) 692-1920

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1105	2,390 sq ft	Nov 2025	\$1,760,000	\$736
2204	3,320 sq ft	Jul 2025	\$2,200,000	\$663
1204	3,320 sq ft	Jan 2025	\$2,300,000	\$693
2401	2,400 sq ft	Jan 2025	\$1,550,000	\$646

Market Information

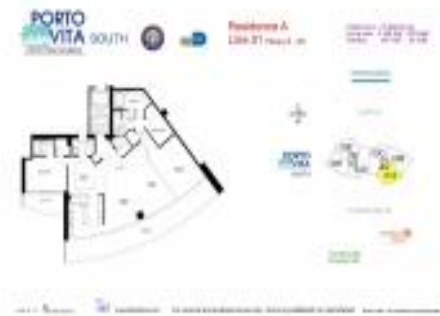


Porto Vita South:	\$810/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Porto Vita South 4%
 Aventura 6%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months



Porto Vita South	71 days
Aventura	98 days
Miami-Dade	77 days