

Unit 2109 NE 3rd Ct - Portofino Villas West

2109 NE 3rd Ct - 415-685 NE 21 Ter, Homestead, FL, Miami-Dade 33033

Unit Information

MLS Number: A11911042
 Status: Active
 Size: 1,508 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Guest Parking
 View:
 List Price: \$330,000
 List PPSF: \$219
 Valuated Price: \$297,000
 Valuated PPSF: \$197

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: 5
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 0

Building Association Information

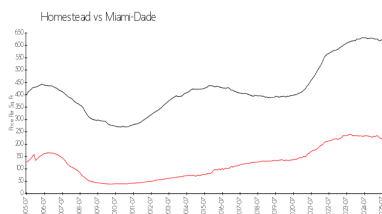
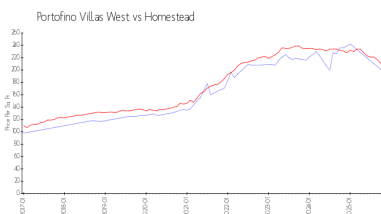
Villa Portofino West
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 2163 NE 7th Street.
 Homestead, FL 33033
 (786) 339-9080 Office
 (786) 339-9638 Fax

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,592 sq ft	Sep 2025	\$360,000	\$226
	1,592 sq ft	Aug 2025	\$335,000	\$210
	1,564 sq ft	Aug 2025	\$323,000	\$207
	1,564 sq ft	Jul 2025	\$333,000	\$213
	1,592 sq ft	Jul 2025	\$365,000	\$229

Market Information

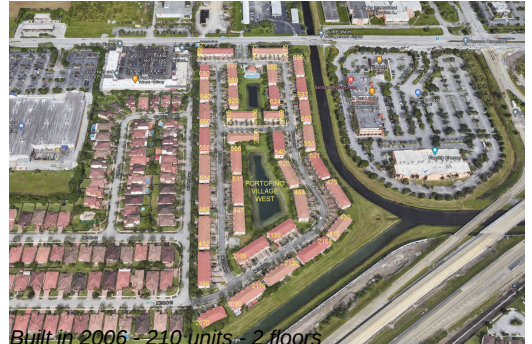


Portofino Villas West: \$197/sq. ft.
 Homestead: \$208/sq. ft.

Homestead: \$208/sq. ft.
 Miami-Dade: \$668/sq. ft.

Inventory for Sale

Portofino Villas West: 2%
 Homestead: 4%
 Miami-Dade: 4%



Built in 2006 - 210 units - 2 floors

Avg. Time to Close Over Last 12 Months

Portofino Villas West	55 days
Homestead	69 days
Miami-Dade	77 days