

Unit 2205 - Porto Vita South

2205 - 19955 NE 38 Ct, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11922485
 Status: Active
 Size: 2,390 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Valet Parking
 View:
 List Price: \$3,750,000
 List PPSF: \$1,569
 Valuated Price: \$1,974,000
 Valuated PPSF: \$826

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

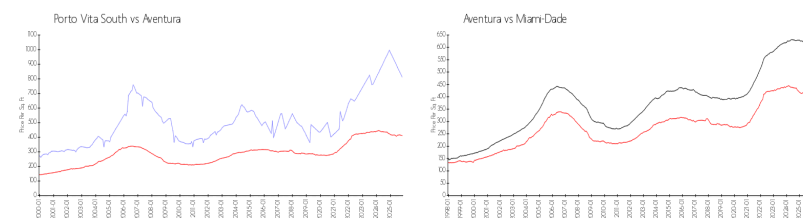
Porto Vita Property Owner Association Inc
 (305) 692-1920

<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
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Aventura
Miami-Dade

98 days
77 days