

# Unit 686 NE 21st Ave - Portofino Villas West

686 NE 21st Ave - 415-685 NE 21 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number: A11936462  
 Status: Active  
 Size: 1,564 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking  
 View:  
 List Price: \$335,000  
 List PPSF: \$214  
 Valuated Price: \$323,000  
 Valuated PPSF: \$207

*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: 8  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

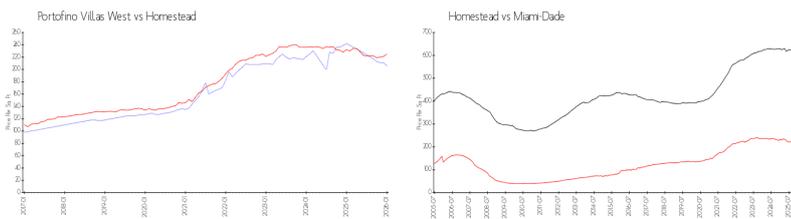
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 2163 NE 7th Street.  
 Homestead, FL 33033  
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<https://www.villaportofinowest.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,508 sq ft	Feb 2026	\$345,000	\$229
	1,592 sq ft	Feb 2026	\$305,000	\$192
	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

## Market Information



Portofino Villas West: \$206/sq. ft.  
 Homestead: \$225/sq. ft.

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 Miami-Dade: \$664/sq. ft.

## Inventory for Sale

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



## Avg. Time to Close Over Last 12 Months

Portofino Villas West	62 days
Homestead	75 days
Miami-Dade	79 days