

# Unit 1416 - Portsview Waterways

1416 - 3610 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	RX-11037224
Status:	Active
Size:	1,581 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Garage - Attached
View:	Bay, City, Intracoastal, Marina, Ocean
List Price:	\$499,999
List PPSF:	\$316
Valuated Price:	\$557,000
Valuated PPSF:	\$413

*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:	209
Number of active listings for rent:	3
Number of active listings for sale:	16
Building inventory for sale:	7%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

## Building Association Information

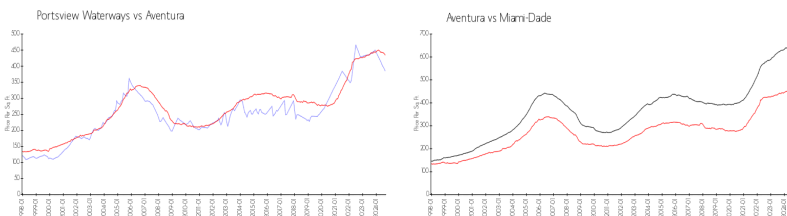
Portsview At The Waterways Condominium  
(305) 935-5852 & office@portsview.com

<http://portsviewweb.vertilinc.com/Portsview/AboutUs.aspx>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
603	1,429 sq ft	Aug 2024	\$635,000	\$444
911	1,187 sq ft	Jul 2024	\$400,000	\$337
409	1,406 sq ft	Jun 2024	\$470,000	\$334
901	1,350 sq ft	May 2024	\$645,000	\$478
709	1,406 sq ft	Mar 2024	\$605,000	\$430
1201	1,350 sq ft	Mar 2024	\$640,000	\$474

## Market Information



Portsview Waterways:	\$384/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Portsview Waterways	8%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Portsview Waterways  
Aventura  
Miami-Dade

105 days  
101 days  
86 days