

# Unit 603 - Porto Vita North

603 - 20155 NE 38 Ct, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11479694    |
| Status:         | Active       |
| Size:           | 3,385 Sq ft. |
| Bedrooms:       | 3            |
| Full Bathrooms: | 4            |
| Half Bathrooms: | 1            |
| Parking Spaces: |              |
| View:           | Garden View  |
| Rental Price:   | \$12,499     |
| List PPSF:      | \$4          |
| Valuated Price: | \$2,687,000  |
| Valuated PPSF:  | \$794        |

*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.*

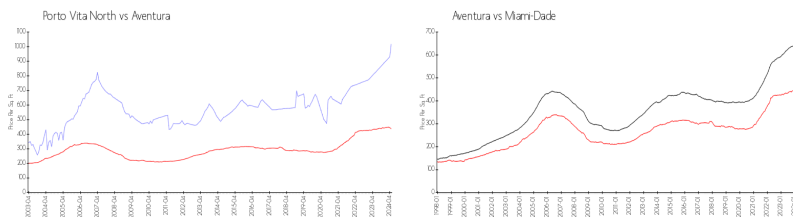
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 122 |
| Number of active listings for rent:      | 1   |
| Number of active listings for sale:      | 2   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 3   |
| 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) 933-1630

## Market Information



|                   |                |             |               |
|-------------------|----------------|-------------|---------------|
| Porto Vita North: | \$1019/sq. ft. | Aventura:   | \$438/sq. ft. |
| Aventura:         | \$438/sq. ft.  | Miami-Dade: | \$703/sq. ft. |

## Inventory for Sale

|                  |    |
|------------------|----|
| Porto Vita North | 2% |
| Aventura         | 5% |
| Miami-Dade       | 3% |

## Avg. Time to Close Over Last 12 Months

|                  |         |
|------------------|---------|
| Porto Vita North | 54 days |
| Aventura         | 89 days |
| Miami-Dade       | 81 days |

