

Unit 107 - Portsview Waterways

107 - 3610 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: F10431908
 Status: Active
 Size: 1,187 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View: Garden View
 List Price: \$430,000
 List PPSF: \$362
 Valuated Price: \$376,000
 Valuated PPSF: \$317

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: 10
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

Building Association Information

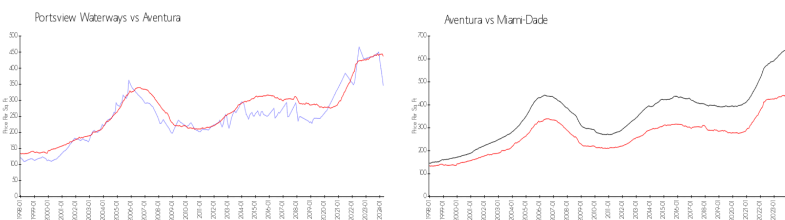
Portsview At The Waterways Condominium
 (305) 935-5852 & office@portsview.com

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1403	1,429 sq ft	Dec 2023	\$630,000	\$441
1506	1,187 sq ft	Aug 2023	\$545,000	\$459
310	1,053 sq ft	Aug 2023	\$427,000	\$406

Market Information



Portsview Waterways:	\$345/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Portsview Waterways 5%



Aventura	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Portsvew Waterways	96 days
Aventura	89 days
Miami-Dade	81 days