

Unit 445 NE 21st Ave - Portofino Villas West

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

Unit Information

MLS Number:	A11786107
Status:	Active
Size:	1,564 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$364,000
List PPSF:	\$233
Valuated Price:	\$334,000
Valuated PPSF:	\$214

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:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	0

Building Association Information

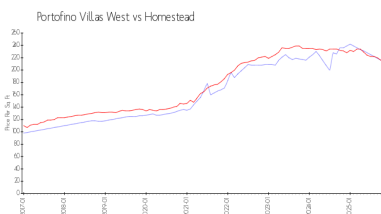
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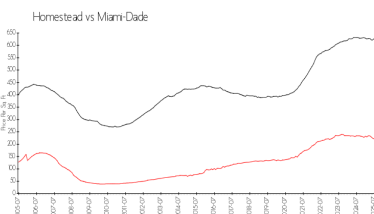
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	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
	1,564 sq ft	Jul 2025	\$333,000	\$213
	1,592 sq ft	Jul 2025	\$365,000	\$229

Market Information



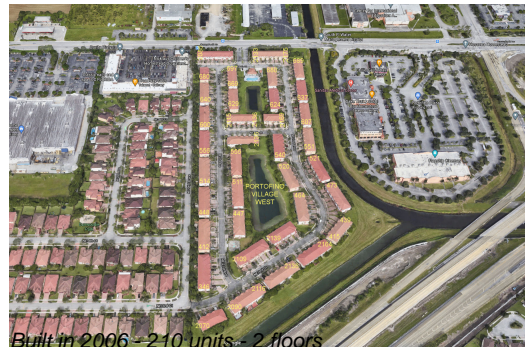
Portofino Villas West: \$213/sq. ft.
Homestead: \$215/sq. ft.



Homestead: \$215/sq. ft.
Miami-Dade: \$671/sq. ft.

Inventory for Sale

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



Built in 2006 - 210 units - 2 floors

Avg. Time to Close Over Last 12 Months

Portofino Villas West	55 days
Homestead	69 days
Miami-Dade	77 days