

Unit 604 - Porto Vita North

604 - 20155 NE 38 Ct, Aventura, FL, Miami-Dade 33180

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11862682 |
| Status: | Active |
| Size: | 3,641 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 5 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$3,100,000 |
| List PPSF: | \$851 |
| Valuated Price: | \$2,861,000 |
| Valuated PPSF: | \$786 |

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: | 3 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 1 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 1 |

Building Association Information

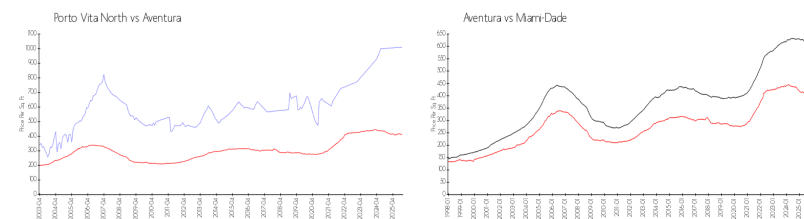
Porto Vita Property Owner Association Inc
(305) 933-1630

<https://>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 603 | 3,385 sq ft | Sep 2025 | \$1,950,000 | \$576 |

Market Information



| | | | |
|-------------------|----------------|-------------|---------------|
| Porto Vita North: | \$1009/sq. ft. | Aventura: | \$411/sq. ft. |
| Aventura: | \$411/sq. ft. | Miami-Dade: | \$671/sq. ft. |

Inventory for Sale

| | |
|------------------|----|
| Porto Vita North | 2% |
| Aventura | 6% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------|---------|
| Porto Vita North | 28 days |
| Aventura | 98 days |
| Miami-Dade | 77 days |

