

# Unit 508 - Portsview Waterways

508 - 3610 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                                       |
|-----------------|---------------------------------------|
| MLS Number:     | A11881254                             |
| Status:         | Active                                |
| Size:           | 1,406 Sq ft.                          |
| Bedrooms:       | 3                                     |
| Full Bathrooms: | 2                                     |
| Half Bathrooms: | 0                                     |
| Parking Spaces: | 1 Space,Covered Parking,Valet Parking |
| View:           |                                       |
| List Price:     | \$574,000                             |
| List PPSF:      | \$408                                 |
| Valuated Price: | \$536,000                             |
| Valuated PPSF:  | \$381                                 |

*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:      | 9   |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

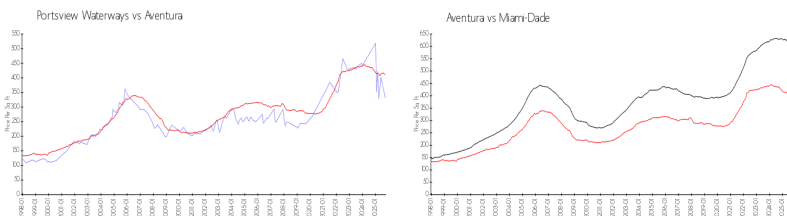
Portsview At The Waterways Condominium  
(305) 935-5852 & office@portsview.com

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 213    | 1,337 sq ft | Oct 2025     | \$365,000  | \$273 |
| 1214   | 1,187 sq ft | Sep 2025     | \$347,500  | \$293 |
| 906    |             | Jul 2025     | \$474,000  |       |
| 1014   | 1,187 sq ft | May 2025     | \$385,000  | \$324 |
| 210    | 1,053 sq ft | Apr 2025     | \$435,000  | \$413 |
| 1105   | 1,187 sq ft | Apr 2025     | \$506,000  | \$426 |

## Market Information



|                      |               |             |               |
|----------------------|---------------|-------------|---------------|
| Portsview Waterways: | \$331/sq. ft. | Aventura:   | \$411/sq. ft. |
| Aventura:            | \$411/sq. ft. | Miami-Dade: | \$671/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Portsviiew Waterways  
Aventura  
Miami-Dade

84 days  
98 days  
77 days