

# Unit 2104 NE 3rd Ct - Portofino Villas West

2104 NE 3rd Ct - 415-685 NE 21 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number: A11895332  
 Status: Active  
 Size: 1,564 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available  
 View:  
 List Price: \$360,000  
 List PPSF: \$230  
 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

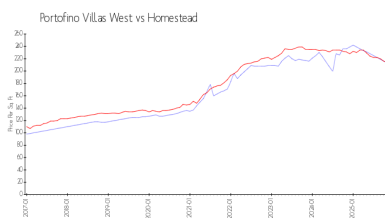
Villa Portofino West  
 vpw.management@gmail.com  
 2163 NE 7th Street.  
 Homestead, FL 33033  
 (786) 339-9080 Office  
 (786) 339-9638 Fax

<https://www.villaportofinowest.com/>

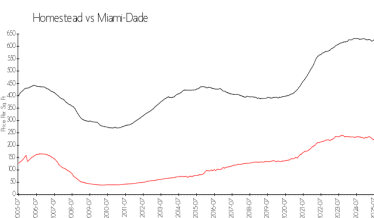
## Recent Sales

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



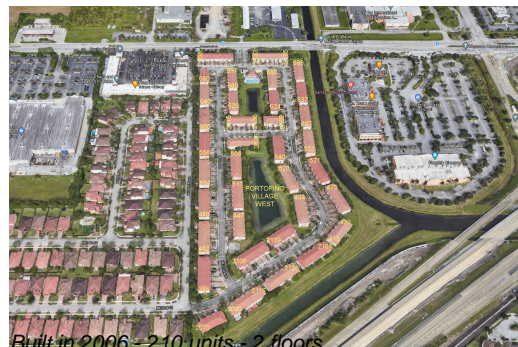
Portofino Villas West: \$213/sq. ft.  
 Homestead: \$215/sq. ft.



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

## Inventory for Sale

Portofino Villas West 2%  
 Homestead 4%



Built in 2006 - 210 units - 2 floors

Miami-Dade	4%
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**Avg. Time to Close Over Last 12 Months**

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