

# Unit 705 - Porto Vita South

705 - 19955 NE 38 Ct, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11901150  
 Status: Active  
 Size: 2,390 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$1,700,000  
 List PPSF: \$711  
 Valuated Price: \$1,700,000  
 Valuated PPSF: \$711

*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: 150  
 Number of active listings for rent: 1  
 Number of active listings for sale: 8  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

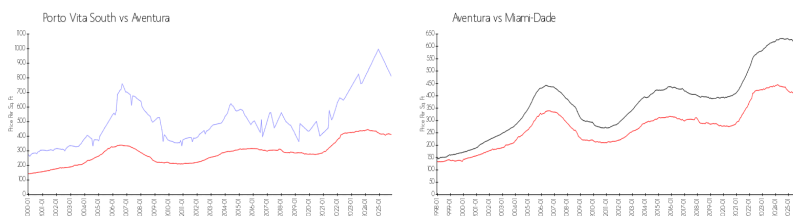
Porto Vita Property Owner Association Inc  
 (305) 692-1920

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1105	2,390 sq ft	Nov 2025	\$1,760,000	\$736
2204	3,320 sq ft	Jul 2025	\$2,200,000	\$663
1204	3,320 sq ft	Jan 2025	\$2,300,000	\$693
2401	2,400 sq ft	Jan 2025	\$1,550,000	\$646
2203	3,300 sq ft	Dec 2024	\$3,200,000	\$970

## Market Information



Porto Vita South:	\$810/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

## Inventory for Sale

Porto Vita South: 5%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Porto Vita South	71 days
Aventura	98 days
Miami-Dade	77 days