

Unit 1507 - Portsview Waterways

1507 - 3610 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11901617
 Status: Active
 Size: 1,187 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:
 List Price: \$450,000
 List PPSF: \$379
 Valuated Price: \$415,000
 Valuated PPSF: \$350

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

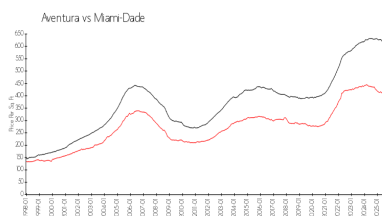
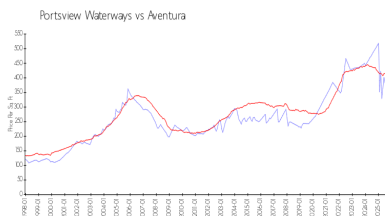
Portsview At The Waterways Condominium
 (305) 935-5852 & office@portsview.com

<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

PortsvieW Waterways	84 days
Aventura	98 days
Miami-Dade	77 days