

Unit 704 - Porto Vita South

704 - 19955 NE 38 Ct, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11906071
Status:	Active
Size:	3,320 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$4,250,000
List PPSF:	\$1,280
Valuated Price:	\$2,362,000
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

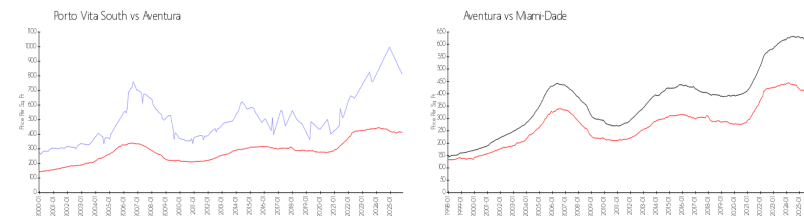
Porto Vita Property Owner Association Inc
(305) 692-1920

<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