

# Unit 1137 NE 31st Ter - Portofino Villas East

1137 NE 31st Ter - 1101-1145 NE 31 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number: F10526228  
Status: Active  
Size: 1,592 Sq ft.  
Bedrooms: 4  
Full Bathrooms: 3  
Half Bathrooms: 0  
Parking Spaces: 1 Space  
View:  
List Price: \$371,000  
List PPSF: \$233  
Valuated Price: \$361,000  
Valuated PPSF: \$227

*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.*

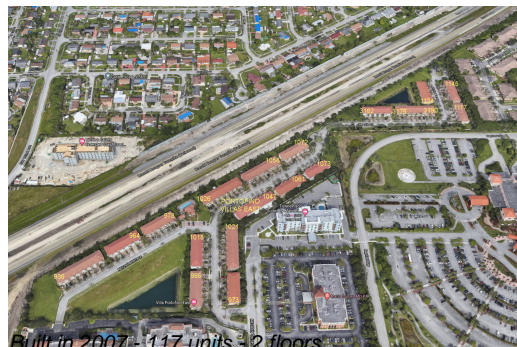
## Building Information

Number of units: 117  
Number of active listings for rent: 0  
Number of active listings for sale: 3  
Building inventory for sale: 2%  
Number of sales over the last 12 months: 1  
Number of sales over the last 6 months: 1  
Number of sales over the last 3 months: 1

## 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

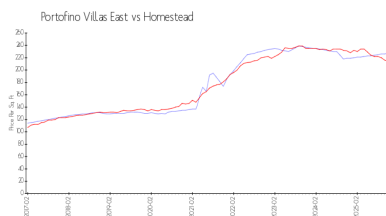
<https://www.villaportofinowest.com/>



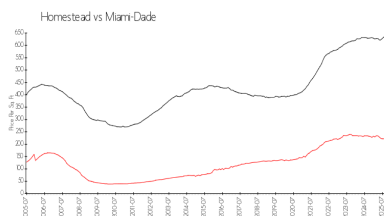
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,508 sq ft	Oct 2025	\$340,000	\$225

## Market Information



Portofino Villas East: \$227/sq. ft.  
Homestead: \$215/sq. ft.



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

## Inventory for Sale

Portofino Villas East 3%  
Homestead 4%  
Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Portofino Villas East 53 days

Homestead  
Miami-Dade

69 days  
77 days