



Portsview Waterways

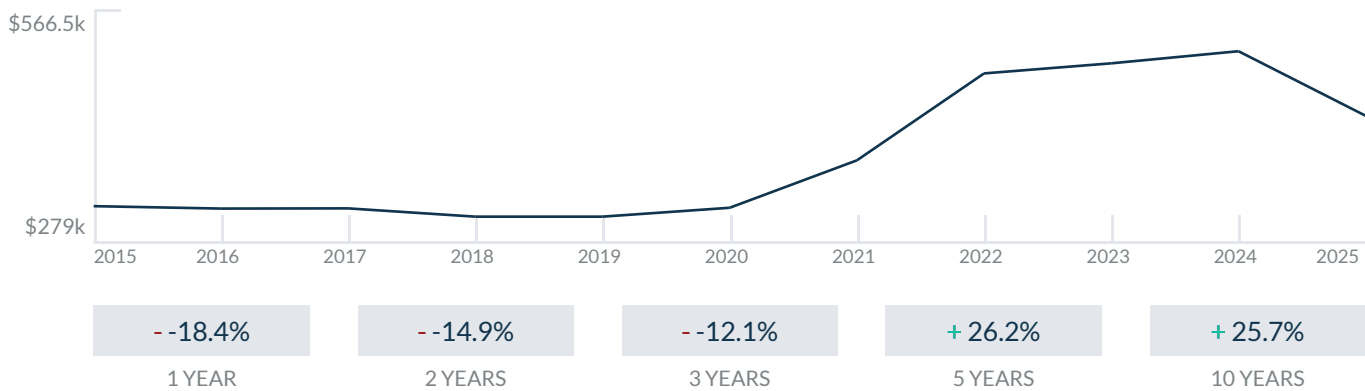
3610 Yacht Club Dr
Aventura, FL 33180

Every month we compile this comprehensive market report focus on Portsview Waterways in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website portsviewwaterways.com.

Property Stats

POSTAL CODE 33180

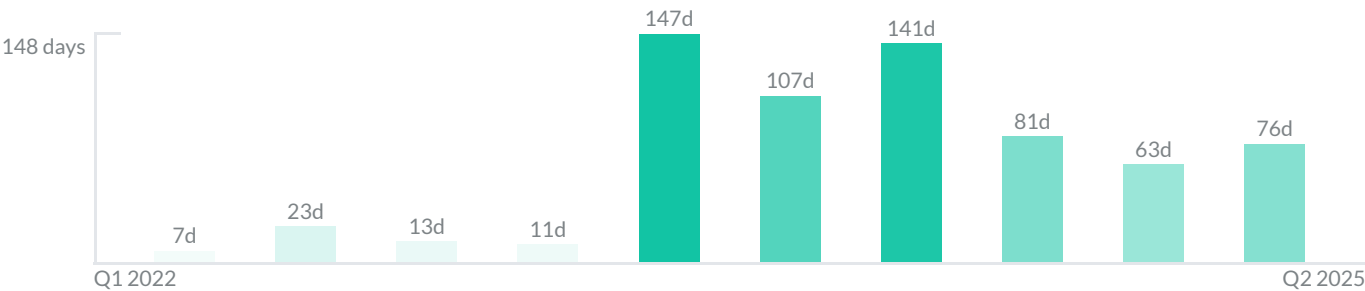
The property stats graph represents the median price evolution since ten years in your postal code area.



Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!

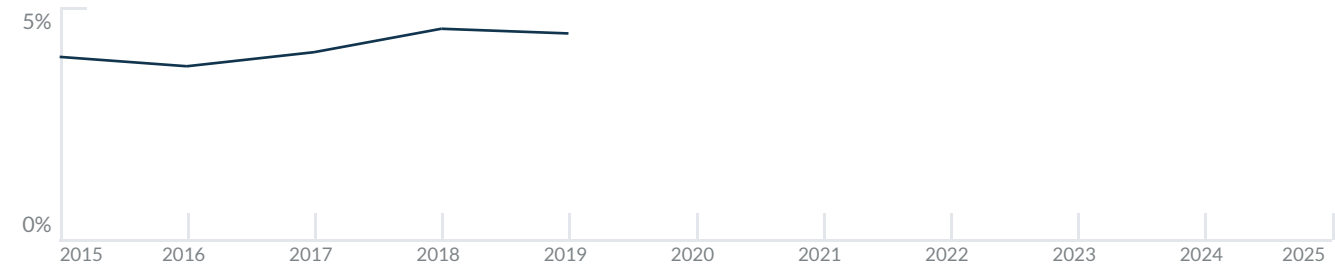


Mortgage Rates

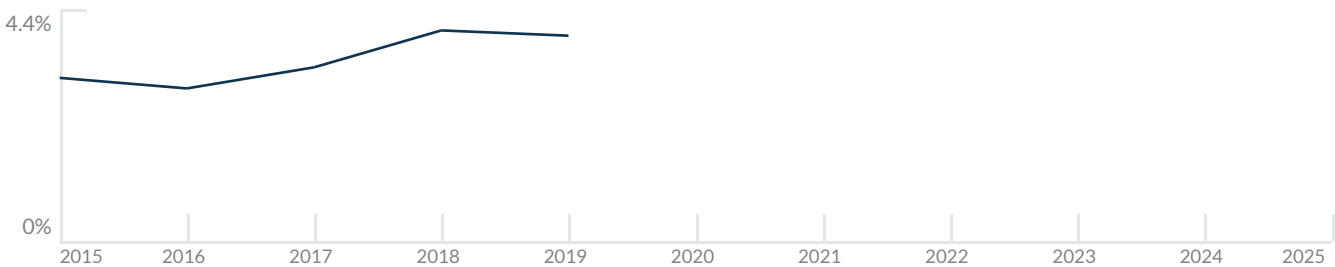
PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

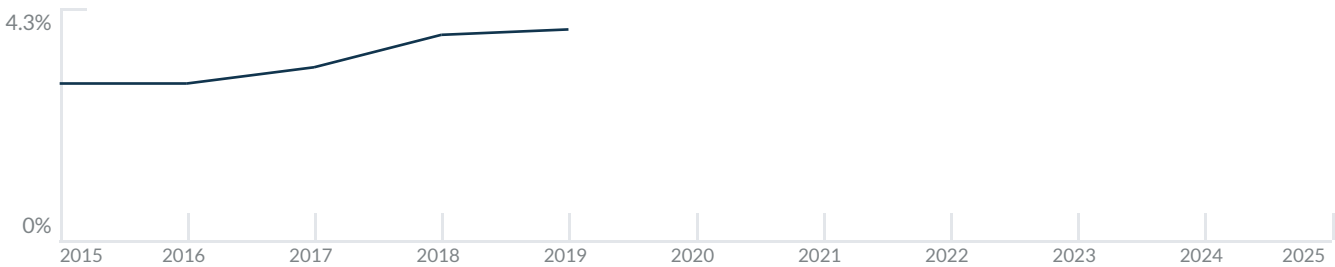
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Aventura City Of Excellence School	Hollywood Academy of Arts and Science Middle School	Homestead High School
10/10	10/10	3/10

Insights

IN PORTSVIEW WATERWAYS

Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Portsview Waterways

\$464,500 UNIT 210 2 2 SOLD APR 2025	\$2,790 UNIT 615 2 2 RENTED APR 2025	\$3,075 UNIT 1511 PENTHOUSE 2 2 RENTED APR 2025
\$3,600 UNIT 1505 2 2 RENTED APR 2025	\$2,800 UNIT 811 2 2 RENTED MAR 2025	\$608,000 UNIT 716 2 3 SOLD MAR 2025

Sold

LAST 20 PROPERTIES SOLD IN PORTSVIEW WATERWAYS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
210	\$464,500	2/2	\$441.1	1,053	Apr 2025	76
716	\$608,000	3/2	\$450.4	1,350	Mar 2025	41
301	\$630,000	3/2	\$466.7	1,350	Jan 2025	84
603	\$649,000	3/2	\$454.2	1,429	Aug 2024	86
911	\$410,000	2/2	\$345.4	1,187	Jul 2024	75
409	\$489,000	3/2	\$347.8	1,406	Jun 2024	99
901	\$679,000	3/2	\$503.0	1,350	May 2024	182
709	\$625,000	3/2	\$444.5	1,406	Mar 2024	48
1201	\$649,990	3/2	\$481.5	1,350	Mar 2024	165
310	\$469,000	2/2	\$445.4	1,053	Aug 2023	147
612	\$519,000	2/2	\$449.7	1,154	Nov 2022	11
401	\$549,000	3/2	\$406.7	1,350	Sep 2022	11
915	\$538,000	2/2	\$503.7	1,068	Jul 2022	15
301	\$599,000	3/2	\$443.7	1,350	May 2022	23
916	\$510,000	3/2	\$377.8	1,350	Mar 2022	6
1109	\$525,000	3/2	\$373.4	1,406	Mar 2022	7
1013	\$499,000	3/2	\$373.2	1,337	Feb 2022	9
716	\$379,000	3/2	\$280.7	1,350	Nov 2021	19
405	\$350,000	2/2	\$294.9	1,187	Nov 2021	72
506	\$380,000	2/2	\$320.1	1,187	Oct 2021	21

Rented

LAST 20 PROPERTIES RENTED IN PORTSVIEW WATERWAYS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
615	\$2,790	2/2	\$2.6	1,068	Apr 2025	109
1511...	\$3,075	2/2	\$2.6	1,187	Apr 2025	26
1505	\$3,600	2/2	\$3.0	1,187	Mar 2025	23
811	\$2,800	2/2	\$2.4	1,187	Mar 2025	13
1011	\$3,600	2/2	\$3.0	1,187	Feb 2025	112
509	\$4,200	3/2	\$3.0	1,406	Dec 2024	64
1213	\$4,500	3/2	\$3.4	1,337	Dec 2024	73
514	\$2,700	2/2	\$2.3	1,187	Oct 2024	115
813	\$4,100	3/2	\$3.1	1,337	Sep 2024	72
404	\$4,000	2/2	\$3.4	1,187	Sep 2024	81
808	\$4,000	3/2	\$2.8	1,406	Jul 2024	181
510	\$3,390	2/2	\$3.2	1,053	Jun 2024	66
602	\$3,000	2/2	\$2.6	1,154	Jun 2024	18
702	\$3,250	2/2	\$2.8	1,154	Apr 2024	34
1512	\$2,999	2/2	\$2.6	1,154	Apr 2024	24
1504	\$3,500	2/2	\$2.9	1,187	Mar 2024	30
408-1	\$4,000	3/2	\$2.8	1,406	Mar 2024	94
1213	\$4,500	3/2	\$3.4	1,337	Dec 2023	196
404	\$3,600	2/2	\$3.0	1,187	Jul 2023	51
509	\$4,000	3/2	\$2.8	1,406	Jun 2023	22

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
207	\$3,000/mth	2/2	\$2.5	1187	Jul 2024	DANIEL NEM...
208	\$665,000	3/2	\$473.0	1406	Apr 2025	COLIN WEIR...
213	\$450,000	3/2	\$336.6	1337	Apr 2025	HARRIET CAA...
213	\$3,600/mth	3/2	\$2.7	1337	Apr 2025	HARRIET CAA...
401	\$4,200/mth	3/2	\$3.1	1350	Apr 2025	GUILLERMO C...
507	\$3,700/mth	2/2	\$3.1	1187	Jun 2024	CYRIL E ROLLE
507	\$475,000	2/2	\$400.2	1187	May 2024	CYRIL E ROLLE
508	\$599,000	3/2	\$426.0	1406	Apr 2025	EUGENE ROS...
509	\$695,000	3/2	\$494.3	1406	Jan 2025	ETIENNE P DE...
605	\$409,000	2/2	\$344.6	1187	Apr 2025	IVY GINSBER...
615	\$3,000/mth	2/2	\$2.8	1068	Nov 2024	N/A
711	\$520,000	2/2	\$438.1	1187	Sep 2024	N/A
716	\$575,000	3/2	\$425.9	1350	Mar 2024	RICARDO UR...
810	\$410,000	2/2	\$389.4	1053	Feb 2025	MARGARET P...
811	\$3,700/mth	2/2	\$3.1	1187	Jun 2024	MARCOS A DI...
811	\$2,900/mth	2/2	\$2.4	1187	Jan 2025	MARCOS A DI...
813	\$635,000	3/2	\$474.9	1337	Jul 2024	MAYER ABBO
906	\$629,000	2/2	\$529.9	1187	Apr 2024	DOLLYE TOM...
906	\$599,000	2/2	\$504.6	1187	Apr 2024	DOLLYE TOM...
906	\$595,000	2/2	N/A	N/A	Jul 2024	DOLLYE TOM...

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
906	\$550,000	2/2	N/A	N/A	Sep 2024	DOLLYE TOM...
906	\$480,000	2/2	N/A	N/A	Apr 2025	DOLLYE TOM...
1001	\$4,400/mth	3/2	\$3.3	1350	Apr 2025	SHERI HASSON
1003	\$625,000	3/2	\$437.4	1429	Mar 2025	WILLIAM J M...
1005	\$449,000	2/2	\$378.3	1187	Mar 2025	N/A
1011	\$500,000	2/2	\$421.2	1187	Aug 2024	MENTOR EXP...
1014	\$439,000	2/2	\$369.8	1187	Feb 2025	ROSA VALEN...
1014	\$399,000	2/2	\$336.1	1187	Mar 2025	ROSA VALEN...
1014	\$3,400/mth	2/2	\$2.9	1187	Apr 2025	ROSA VALEN...
1109	\$4,390/mth	3/2	\$3.1	1406	Mar 2024	N/A
1112	\$439,000	2/2	\$380.4	1154	Mar 2025	GARY SMOLA...
1211	\$3,900/mth	2/2	\$3.3	1187	Apr 2025	MICHAEL JOH...
1214	\$2,850/mth	2/2	\$2.4	1187	Mar 2024	MARTA & ERI...
1214	\$419,000	2/2	\$353.0	1187	Jan 2025	MARTA & ERI...
1214	\$379,000	2/2	\$319.3	1187	Feb 2025	MARTA & ERI...
1407	\$559,000	2/2	\$470.9	1187	Oct 2024	URI MURAD
1416	\$3,550/mth	3/2	\$2.6	1350	Jul 2024	ZOILA SANCH...
1504	\$569,900	2/2	\$480.1	1187	Apr 2024	DOBA AIZENS...
1504	\$509,000	2/2	\$428.8	1187	Jul 2024	DOBA AIZENS...
1504	\$3,400/mth	2/2	\$2.9	1187	Apr 2025	DOBA AIZENS...

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1510	\$577,000	2/2	\$548.0	1053	Mar 2025	CLAUDIA AN...
1511...	\$465,000	2/2	\$391.7	1187	Jun 2024	MICHAEL FER...
1511...	\$389,000	2/2	\$327.7	1187	Mar 2025	MICHAEL FER...