

# Market Report

March, 2024



## 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](https://portsviewwaterways.com).

## Property Stats

POSTAL CODE 33180

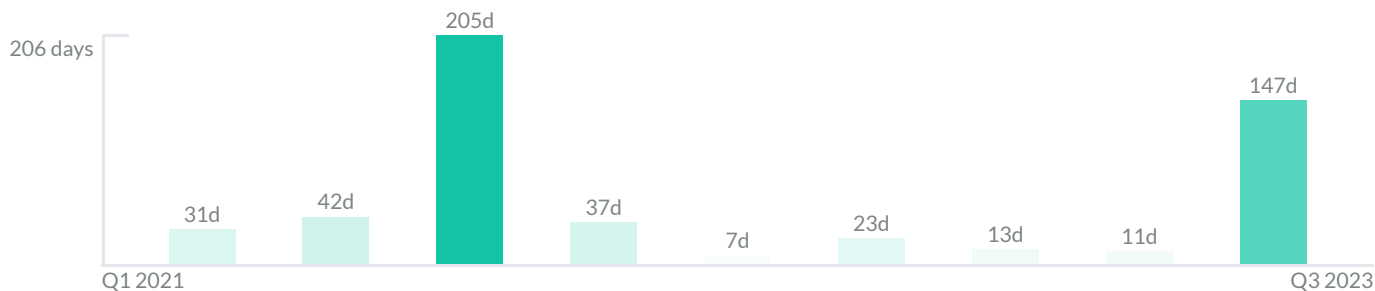
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

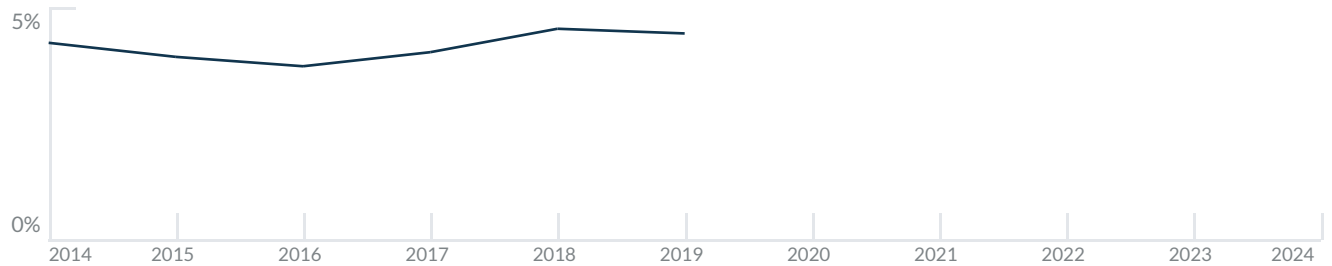


# Mortgage Rates

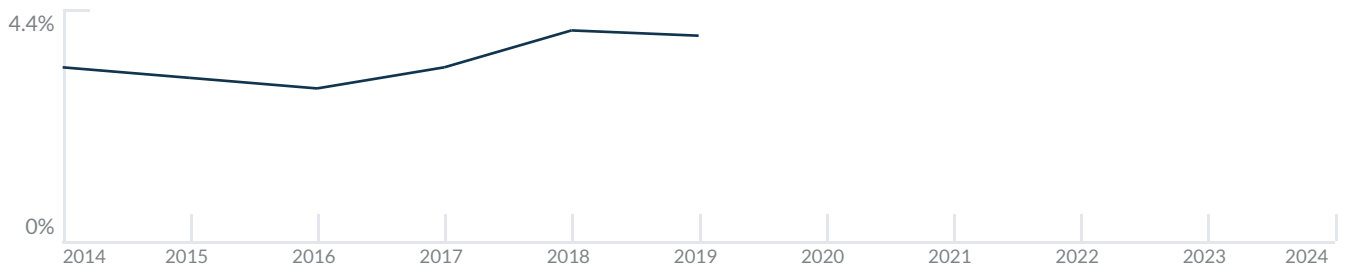
PER YEAR

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©

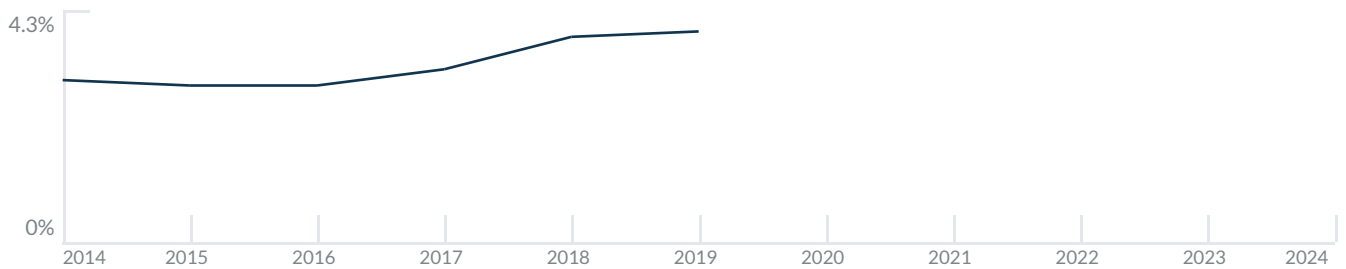
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

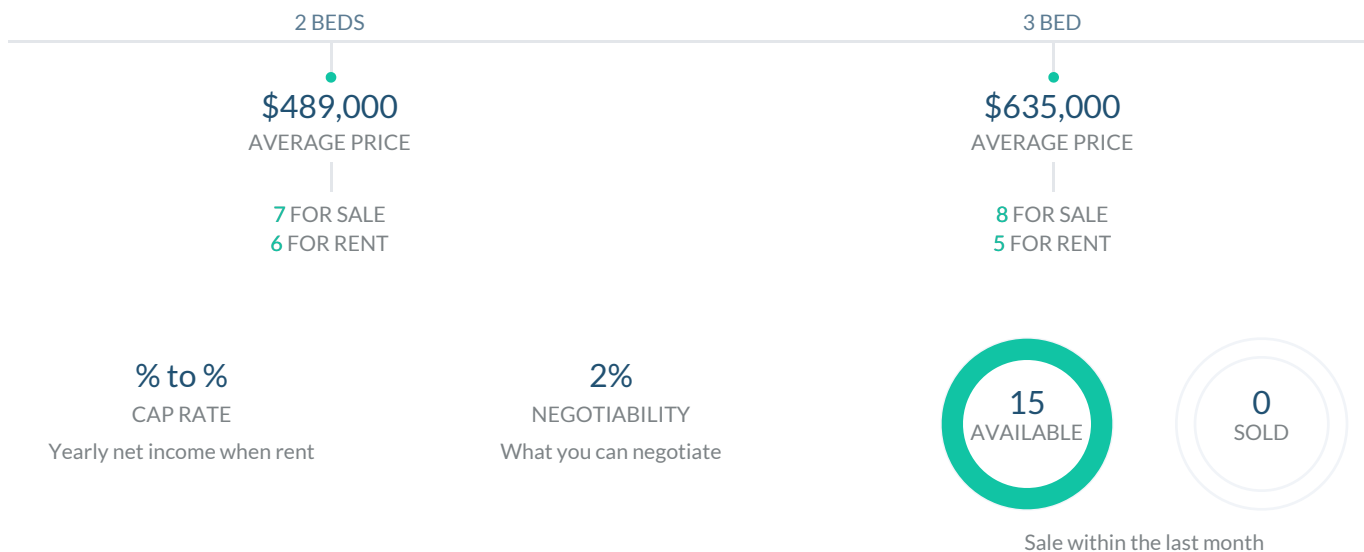
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

# Insights

IN PORTSVIEW WATERWAYS

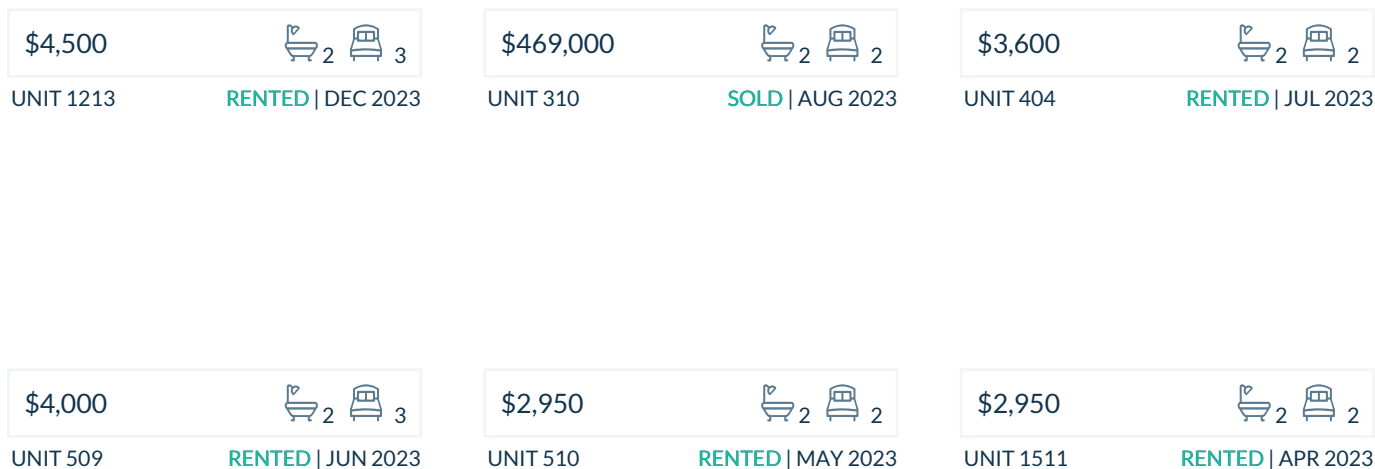
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

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



## Sold

LAST 20 PROPERTIES SOLD IN PORTSVIEW WATERWAYS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
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
1103	\$449,000	3/2	\$314.2	1,429	Aug 2021	317
1215	\$349,000	2/2	\$326.8	1,068	Aug 2021	296
1211	\$475,000	2/2	\$400.2	1,187	Jul 2021	3
701	\$425,000	3/2	\$314.8	1,350	Jun 2021	68
703	\$355,000	3/2	\$248.4	1,429	May 2021	26
1210	\$349,000	2/2	\$331.4	1,053	Apr 2021	28
912	\$325,000	2/2	\$281.6	1,154	Apr 2021	45
512	\$305,500	2/2	\$264.7	1,154	Mar 2021	8
816	\$357,000	3/2	\$264.4	1,350	Mar 2021	14

## Rented

LAST 20 PROPERTIES RENTED IN PORTSVIEW WATERWAYS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
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
510	\$2,950	2/2	\$2.8	1,053	May 2023	86
1511	\$2,950	2/2	\$2.5	1,187	Apr 2023	61
702	\$3,300	2/2	\$2.9	1,154	Feb 2023	2
808	\$3,800	3/2	\$2.7	1,406	Jun 2022	105
211	\$2,400	2/2	\$2.0	1,187	Apr 2021	38
808	\$2,900	3/2	\$2.1	1,406	Apr 2021	9
1515	\$2,150	2/2	\$2.0	1,068	Mar 2021	146
510	\$2,050	2/2	\$1.9	1,053	Mar 2021	22
404	\$2,500	2/2	\$2.1	1,187	Mar 2021	3
1114	\$2,550	2/2	\$2.1	1,187	Feb 2021	183
307	\$2,200	2/2	\$1.9	1,187	Jan 2021	43
408-1	\$2,690	3/2	\$1.9	1,406	Dec 2020	87
1215	\$2,075	2/2	\$1.9	1,068	Nov 2020	135
311	\$2,350	2/2	\$2.0	1,187	Oct 2020	115
1001	\$2,500	3/2	\$1.9	1,350	Sep 2020	52
404	\$2,600	2/2	\$2.2	1,187	Aug 2020	36
811	\$2,300	2/2	\$1.9	1,187	Aug 2020	56

## Currently Listed

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ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
107	\$3,500/mth	2/2	\$2.9	1187	Nov 2023	EDUARDO LE...
207	\$3,000/mth	2/2	\$2.5	1187	Feb 2024	DANIEL NEM...
302	\$469,000	2/2	\$406.4	1154	May 2023	ERIC STEIER &...
310	\$3,500/mth	2/2	\$3.3	1053	Jan 2023	GALILA LEIDE...
401	\$675,000	3/2	\$500.0	1350	Jun 2023	GUILLERMO C...
401	\$4,300/mth	3/2	\$3.2	1350	Sep 2023	GUILLERMO C...
408-1	\$4,000/mth	3/2	\$2.8	1406	Feb 2024	JERRY DRUCK...
409	\$518,000	3/2	\$368.4	1406	Feb 2024	ROSE MARIE S...
411	\$460,000	2/2	\$387.5	1187	Feb 2023	N/A
701	\$699,000	3/2	\$517.8	1350	May 2023	ANDRES R PF...
702	\$465,000	2/2	\$402.9	1154	Feb 2024	CARLOS AND...
716	\$624,500	3/2	\$462.6	1350	May 2023	RICARDO UR...
716	\$575,000	3/2	\$425.9	1350	Feb 2024	RICARDO UR...
808	\$4,500/mth	3/2	\$3.2	1406	Jan 2024	ALBERTO A A...
901	\$699,000	3/2	\$517.8	1350	Feb 2024	LUZ MARINA...
1201	\$649,990	3/2	\$481.5	1350	Feb 2024	MILTON CARL...
1201	\$4,300/mth	3/2	\$3.2	1350	Nov 2023	MILTON CARL...
1214	\$499,000	2/2	\$420.4	1187	Feb 2024	MARTA & ERI...
1214	\$2,850/mth	2/2	\$2.4	1187	Feb 2024	MARTA & ERI...
1403	\$640,000	3/2	\$447.9	1429	Nov 2023	JUAN C CORR...

## Currently Listed

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ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1503	\$3,500/mth	3/2	\$2.4	1429	Nov 2022	N/A
1504	\$585,000	2/2	\$492.8	1187	Jan 2024	DOBA AIZENS...
1504	\$3,500/mth	2/2	\$2.9	1187	Feb 2024	DOBA AIZENS...
1511	\$475,000	2/2	\$400.2	1187	Feb 2024	MICHAEL FER...
1512	\$470,000	2/2	\$407.3	1154	Feb 2024	MARCELO R S...
1512	\$2,999/mth	2/2	\$2.6	1154	Feb 2024	MARCELO R S...