

# Unit 2405 - Portofino

2405 - 300 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11532971  
 Status: Active  
 Size: 2,340 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 Rental Price: \$18,000  
 List PPSF: \$8  
 Valuated Price: \$3,295,000  
 Valuated PPSF: \$1,408

*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.*

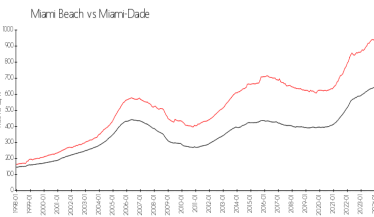
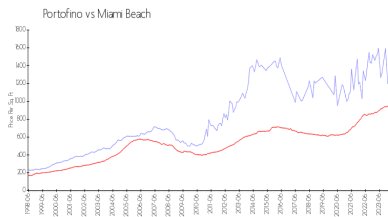
## Building Information

Number of units: 221  
 Number of active listings for rent: 10  
 Number of active listings for sale: 12  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

Portofino Tower Condominiums Association  
 (305) 534-4422

## Market Information



Portofino: \$1425/sq. ft.      Miami Beach: \$937/sq. ft.  
 Miami Beach: \$937/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Portofino 5%  
 Miami Beach 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Portofino 186 days  
 Miami Beach 97 days  
 Miami-Dade 81 days

