Unit 3102 Portofino Pt # H4 - Portofino Village

3102 Portofino Pt # H4 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	A11524780
Status:	Active
Size:	1,156 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	$269,900
List PPSF:	$233
Valuated Price:	$228,000
Valuated PPSF:	$197

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.
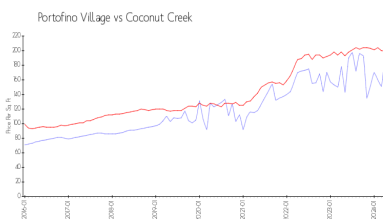
Building Information

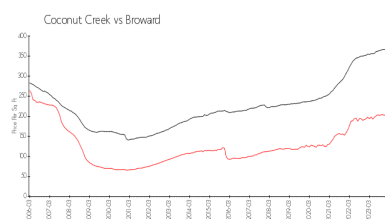|	
Number of units:	640
Number of active listings for rent:	0
Number of active listings for sale:	20
Building inventory for sale:	3%
Number of sales over the last 12 months:	33
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	6

Built in 1979/1981 - 640 units - 4 floors

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
N4	1,162 sq ft	May 2024	$270,000	$232
B1	1,156 sq ft	Apr 2024	$262,000	$227
O-4	1,300 sq ft	Apr 2024	$300,000	$231
E4	1,162 sq ft	Apr 2024	$145,000	$125
H2	1,156 sq ft	Mar 2024	$195,000	$169
H3	1,162 sq ft	Mar 2024	$155,000	$133

Market Information

Portofino Village:	$194/sq. ft.		Coconut Creek:	$199/sq. ft.
Coconut Creek:	$199/sq. ft.		Broward:	$351/sq. ft.

Inventory for Sale

Portofino Village	3%
Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Portofino Village	96 days
Coconut Creek	61 days
Broward	67 days