

Unit 3205 Portofino Pt # K2 - Portofino Village

3205 Portofino Pt # K2 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	A11592272
Status:	Active
Size:	1,156 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$329,000
List PPSF:	\$285
Valuated Price:	\$190,000
Valuated PPSF:	\$164

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

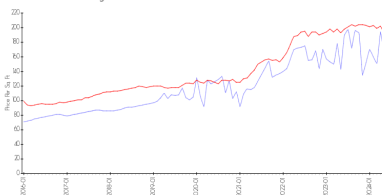
Number of units:	640
Number of active listings for rent:	0
Number of active listings for sale:	19
Building inventory for sale:	2%
Number of sales over the last 12 months:	31
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	7

Recent Sales

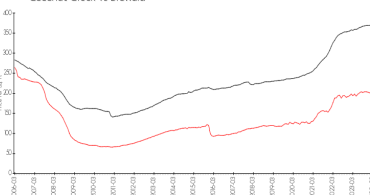
Unit #	Size	Closing Date	Sale Price	PPSF
B2	1,156 sq ft	Jun 2024	\$175,000	\$151
C1	1,156 sq ft	May 2024	\$350,000	\$303
A3	1,291 sq ft	May 2024	\$220,000	\$170
N4	1,162 sq ft	May 2024	\$270,000	\$232
B1	1,156 sq ft	Apr 2024	\$262,000	\$227
O-4	1,300 sq ft	Apr 2024	\$300,000	\$231
E4	1,162 sq ft	Apr 2024	\$145,000	\$125

Market Information

Portofino Village vs Coconut Creek



Coconut Creek vs Broward



Portofino Village: \$166/sq. ft.
Coconut Creek: \$192/sq. ft.

Coconut Creek: \$192/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	102 days
Coconut Creek	62 days
Broward	69 days

