

# Unit 3204 Portofino Pt # B4 - Portofino Village

3204 Portofino Pt # B4 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	A11618016
Status:	Active
Size:	1,156 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking, Other Parking
View:	
List Price:	\$345,000
List PPSF:	\$298
Valuated Price:	\$179,000
Valuated PPSF:	\$155

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.

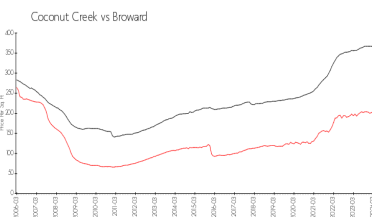
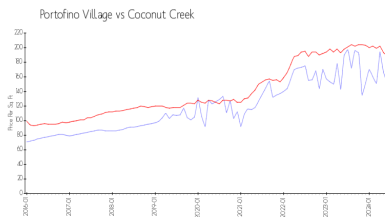
## Building Information

Number of units:	640
Number of active listings for rent:	0
Number of active listings for sale:	24
Building inventory for sale:	3%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

## 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: \$152/sq. ft.  
Coconut Creek: \$189/sq. ft.

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Broward: \$349/sq. ft.

## Inventory for Sale

Portofino Village	4%
Coconut Creek	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Portofino Village	101 days
Coconut Creek	62 days
Broward	70 days

