

Unit 3204 Portofino Pt # B4 - Portofino Village

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

Unit Information

MLS Number: A11691533
 Status: Active
 Size: 1,156 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$345,000
 List PPSF: \$298
 Valuated Price: \$184,000
 Valuated PPSF: \$159

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.

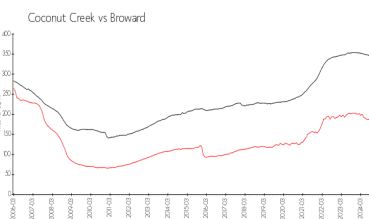
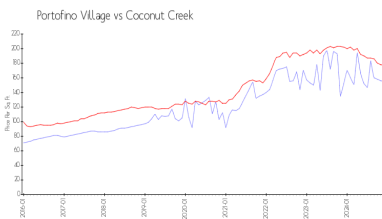
Building Information

Number of units: 640
 Number of active listings for rent: 0
 Number of active listings for sale: 32
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
J1	1,156 sq ft	Jan 2025	\$110,000	\$95
E1	1,156 sq ft	Dec 2024	\$176,000	\$152
F4	747 sq ft	Nov 2024	\$90,000	\$120
C1	1,162 sq ft	Nov 2024	\$117,000	\$101
A4	1,300 sq ft	Oct 2024	\$155,003	\$119

Market Information



Portofino Village: \$157/sq. ft.
 Coconut Creek: \$177/sq. ft.

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 Broward: \$334/sq. ft.

Inventory for Sale

Portofino Village: 5%
 Coconut Creek: 4%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Portofino Village: 86 days
 Coconut Creek: 73 days
 Broward: 78 days

