

# Unit 3101 Portofino Pt # M3 - Portofino Village

3101 Portofino Pt # M3 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10408046
Status:	Active
Size:	1,162 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake,Water View
List Price:	\$199,000
List PPSF:	\$171
Valuated Price:	\$226,000
Valuated PPSF:	\$196

*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.*

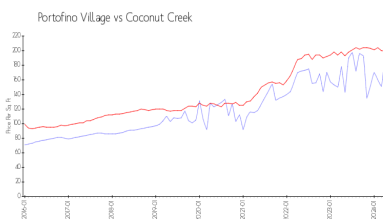
## Building Information

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

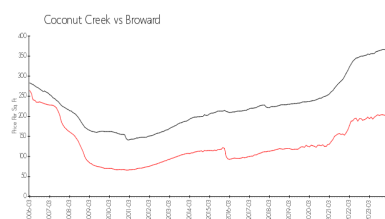
## Recent Sales

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

