

Unit 3002 Portofino Isle # J2 - Portofino Village

3002 Portofino Isle # J2 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066

Unit Information

| | |
|-----------------|--|
| MLS Number: | F10410404 |
| Status: | Active |
| Size: | 1,162 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned Parking, Golf Cart Parking, Guest Parking |
| View: | Garden View, Pool Area View |
| List Price: | \$169,000 |
| List PPSF: | \$145 |
| Valuated Price: | \$223,000 |
| Valuated PPSF: | \$193 |

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.

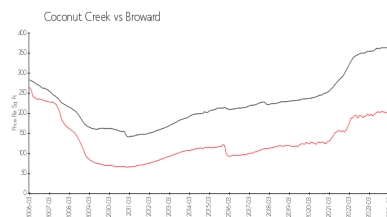
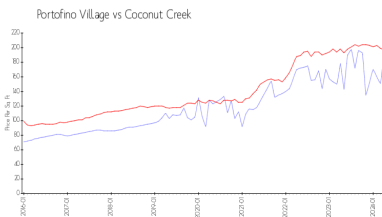
Building Information

| | |
|--|-----|
| Number of units: | 640 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 14 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 34 |
| Number of sales over the last 6 months: | 10 |
| Number of sales over the last 3 months: | 5 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 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: \$197/sq. ft.

Coconut Creek: \$197/sq. ft.
Broward: \$348/sq. ft.

Inventory for Sale

| | |
|-------------------|----|
| Portofino Village | 2% |
| Coconut Creek | 2% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------|---------|
| Portofino Village | 98 days |
| Coconut Creek | 63 days |
| Broward | 67 days |

