Unit 3003 Portofino Isle # E2 - Portofino Village

3003 Portofino Isle # E2 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10437911
Status:	Active Under Contract
Size:	1,162 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Garden View,Golf View,Lake
List Price:	$185,000
List PPSF:	$159
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.
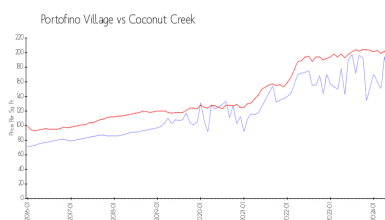
Building Information

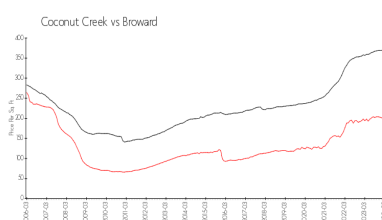|	
Number of units:	640
Number of active listings for rent:	0
Number of active listings for sale:	19
Building inventory for sale:	2%
Number of sales over the last 12 months:	31
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	7

Built in 1979/1981 - 640 units - 4 floors

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:	$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