

# Unit 3005 Portofino Isle # F3 - Portofino Village

3005 Portofino Isle # F3 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10437912
Status:	Active
Size:	1,162 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Garden View,Lake
List Price:	\$249,000
List PPSF:	\$214
Valuated Price:	\$219,000
Valuated PPSF:	\$189

*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.*

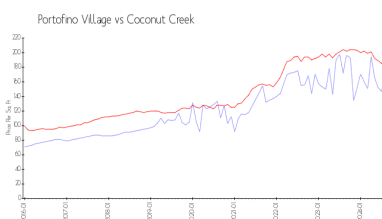
## Building Information

Number of units:	640
Number of active listings for rent:	0
Number of active listings for sale:	26
Building inventory for sale:	4%
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:	2

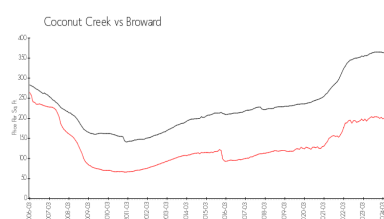
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
L2	1,156 sq ft	Aug 2024	\$240,000	\$208
E2	1,162 sq ft	Aug 2024	\$180,000	\$155
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

## Market Information



Portofino Village: \$189/sq. ft.  
Coconut Creek: \$184/sq. ft.



Coconut Creek: \$184/sq. ft.  
Broward: \$351/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	63 days
Broward	72 days

