

# Unit C5 - Portofino on the Intracoastal

C5 - 77 S Birch Rd, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	F10438659
Status:	Active
Size:	1,435 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking
View:	Intracoastal View,Water View
List Price:	\$1,249,000
List PPSF:	\$870
Valuated Price:	\$1,239,000
Valuated PPSF:	\$863

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:	52
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	5%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

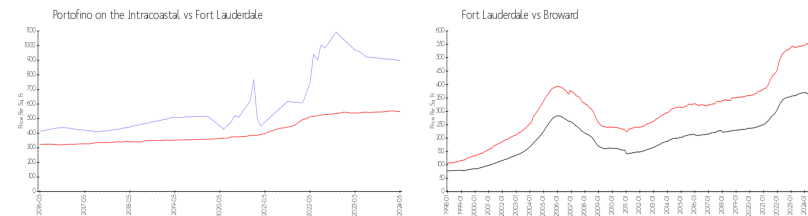
## Building Association Information

Portofino On Intracoastal  
 Address: 77 S Birch Rd,  
 Fort Lauderdale, FL 33316  
 Phone: +1 954-463-4742

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
14C	1,435 sq ft	May 2024	\$1,355,000	\$944
5D	1,580 sq ft	Aug 2023	\$1,400,000	\$886
10D	1,580 sq ft	Jul 2023	\$1,720,000	\$1,089

## Market Information



Portofino on the Intracoastal:	\$899/sq. ft.	Fort Lauderdale:	\$549/sq. ft.
Fort Lauderdale:	\$549/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Portofino on the Intracoastal	6%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Portofino on the Intracoastal  
Fort Lauderdale  
Broward

51 days  
80 days  
69 days