

# Unit 3001 Portofino Isle # A1 - Portofino Village

3001 Portofino Isle # A1 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10454011
Status:	Active
Size:	1,300 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Garden View
List Price:	\$169,000
List PPSF:	\$130
Valuated Price:	\$189,000
Valuated PPSF:	\$146

*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.*

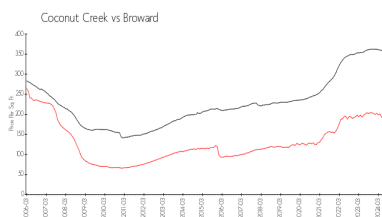
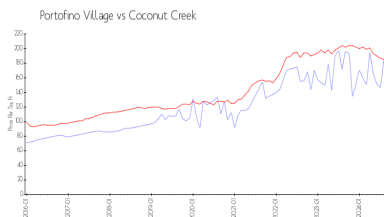
## Building Information

Number of units:	640
Number of active listings for rent:	0
Number of active listings for sale:	29
Building inventory for sale:	4%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
F4	747 sq ft	Nov 2024	\$90,000	\$120
C1	1,162 sq ft	Nov 2024	\$117,000	\$101
A4	1,300 sq ft	Oct 2024	\$155,003	\$119
L2	1,156 sq ft	Aug 2024	\$240,000	\$208
E2	1,162 sq ft	Aug 2024	\$180,000	\$155

## Market Information



Portofino Village:	\$149/sq. ft.
Coconut Creek:	\$185/sq. ft.

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Broward:	\$339/sq. ft.

## Inventory for Sale

Portofino Village	5%
Coconut Creek	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Portofino Village	89 days
Coconut Creek	66 days
Broward	74 days

