

Unit 3204 Portofino Pt # L2 - Portofino Village

3204 Portofino Pt # L2 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: F10464105
 Status: Active
 Size: 1,156 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking
 View: Lake,Water View
 List Price: \$215,000
 List PPSF: \$186
 Valuated Price: \$171,000
 Valuated PPSF: \$148

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.

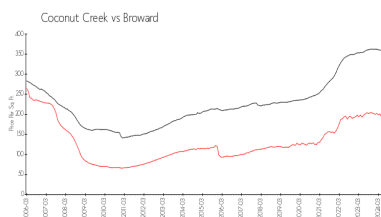
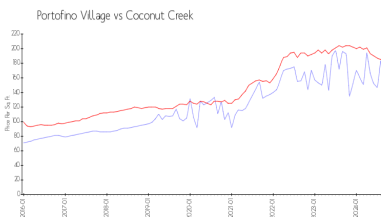
Building Information

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: 7
 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

