

# Unit 3005 Portofino Isle # F3 - Portofino Village

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

## Unit Information

MLS Number: F10464934  
 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: \$219,000  
 List PPSF: \$188  
 Valuated Price: \$182,000  
 Valuated PPSF: \$157

*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.*

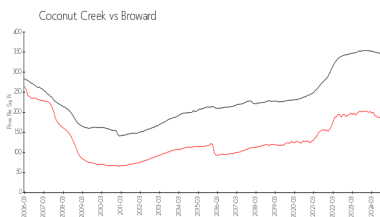
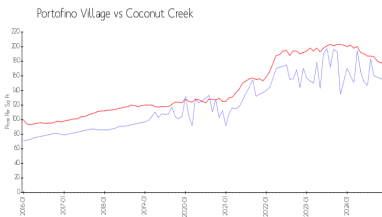
## Building Information

Number of units: 640  
 Number of active listings for rent: 0  
 Number of active listings for sale: 33  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
J1	1,156 sq ft	Jan 2025	\$110,000	\$95
E1	1,156 sq ft	Dec 2024	\$176,000	\$152
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

## Market Information



Portofino Village: \$157/sq. ft.  
 Coconut Creek: \$177/sq. ft.

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 Broward: \$334/sq. ft.

## Inventory for Sale

Portofino Village 5%  
 Coconut Creek 4%  
 Broward 5%

## Avg. Time to Close Over Last 12 Months

Portofino Village 83 days  
 Coconut Creek 72 days  
 Broward 78 days

