

Unit C12 - Portofino on the Intracoastal

C12 - 77 S Birch Rd, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10467014
 Status: Active
 Size: 1,435 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking,Covered Parking
 View: Intracoastal View,Direct Ocean,Water View
 List Price: \$1,399,000
 List PPSF: \$975
 Valuated Price: \$1,217,000
 Valuated PPSF: \$848

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: 1
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

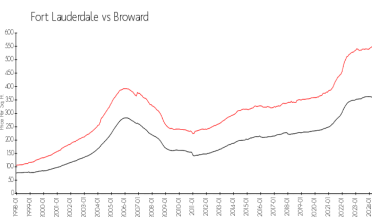
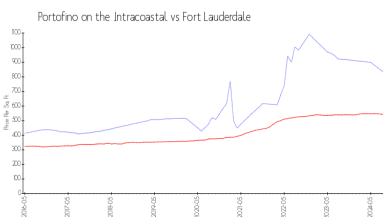
Building Association Information

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
10B	1,435 sq ft	Nov 2024	\$1,050,000	\$732
14C	1,435 sq ft	May 2024	\$1,355,000	\$944

Market Information



Portofino on the Intracoastal:	\$824/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Portofino on the Intracoastal: 2%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Portofino on the Intracoastal: 83 days
 Fort Lauderdale: 87 days
 Broward: 75 days

