# Unit 3002 Portofino Isle # C4 - Portofino Village

3002 Portofino Isle # C4 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066



## Unit Information

| | |
|---|---|
| MLS Number: | F10470076 |
| Status: | Closed |
| Size: | 1,162 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned Parking,Guest Parking |
| View: | Pool Area View |
| List Price: | $119,900 |
| List PPSF: | $103 |
| Valuated Price: | $192,000 |
| Valuated PPSF: | $166 |

*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.*
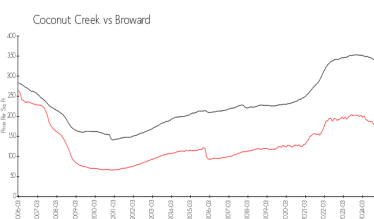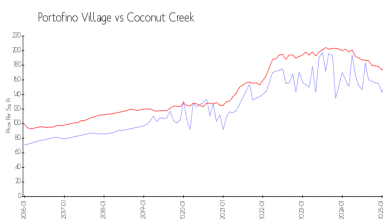


*Built in 1979/1981 - 640 units - 4 floors*

## Building Information

| | |
|---|---|
| Number of units: | 640 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 26 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 22 |
| Number of sales over the last 6 months: | 14 |
| Number of sales over the last 3 months: | 10 |

## Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|---|---|---|---|---|
| M1 | 1,162 sq ft | Apr 2025 | $173,000 | $149 |
| C2 | 1,162 sq ft | Apr 2025 | $125,000 | $108 |
| H4 | 1,162 sq ft | Apr 2025 | $95,200 | $82 |
| A3 | 1,291 sq ft | Mar 2025 | $135,000 | $105 |
| M1 | 1,300 sq ft | Mar 2025 | $130,000 | $100 |
| M3 | 1,162 sq ft | Mar 2025 | $125,000 | $108 |
| B4 | 1,162 sq ft | Mar 2025 | $257,500 | $222 |

## Market Information



| | | | | |
|---|---|---|---|---|
| Portofino Village: | $164/sq. ft. | | Coconut Creek: | $171/sq. ft. |
| Coconut Creek: | $171/sq. ft. | | Broward: | $324/sq. ft. |

## Inventory for Sale

| | |
|---|---|
| Portofino Village | 4% |
| Coconut Creek | 4% |
| Broward | 5% |

## Avg. Time to Close Over Last 12 Months

| | |
|---|---|
| Portofino Village | 88 days |
| Coconut Creek | 80 days |
| Broward | 83 days |