Unit 3002 Portofino Isle # E3 - Portofino Village

3002 Portofino Isle # E3 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10470248
Status:	Active
Size:	1,156 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Pool Area View
List Price:	$174,999
List PPSF:	$151
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.
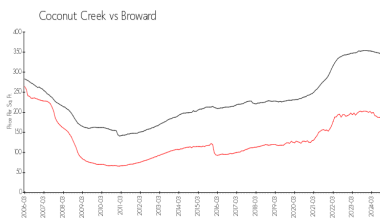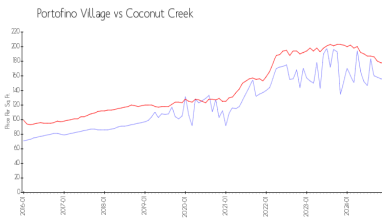
Building Information

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 vs Coconut Creek

Coconut Creek vs Broward

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

Built in 1979/1981 - 640 units - 4 floors