

Unit 3102 Portofino Pt # O2 - Portofino Village

3102 Portofino Pt # O2 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10473208
Status:	Active
Size:	1,400 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Golf View,Lake,Pool Area View
List Price:	\$219,888
List PPSF:	\$157
Valuated Price:	\$149,000
Valuated PPSF:	\$115

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.

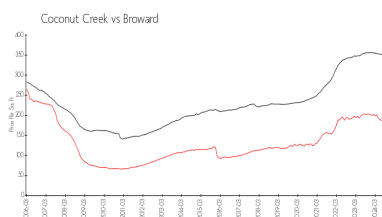
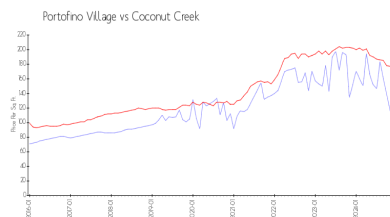
Building Information

Number of units:	640
Number of active listings for rent:	0
Number of active listings for sale:	31
Building inventory for sale:	4%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
L2	1,156 sq ft	Aug 2024	\$240,000	\$208
E2	1,162 sq ft	Aug 2024	\$180,000	\$155

Market Information



Portofino Village: \$116/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	85 days
Coconut Creek	68 days
Broward	76 days

