

Unit 3204 Portofino Pt # B4 - Portofino Village

3204 Portofino Pt # B4 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10512449
Status:	Active
Size:	1,162 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$289,999
List PPSF:	\$250
Valuated Price:	\$114,000
Valuated PPSF:	\$99

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.

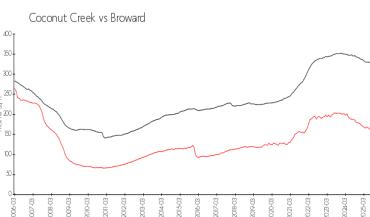
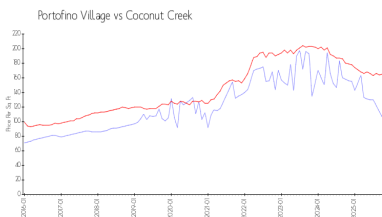
Building Information

Number of units:	640
Number of active listings for rent:	0
Number of active listings for sale:	24
Building inventory for sale:	3%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	5

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
C2	1,162 sq ft	Dec 2025	\$157,500	\$136
J2	1,162 sq ft	Nov 2025	\$110,000	\$95
O1	1,300 sq ft	Nov 2025	\$109,500	\$84
C2	1,156 sq ft	Nov 2025	\$125,000	\$108
O4	1,300 sq ft	Oct 2025	\$247,000	\$190

Market Information



Portofino Village: \$98/sq. ft.
Coconut Creek: \$162/sq. ft.

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Broward: \$311/sq. ft.

Inventory for Sale

Portofino Village	4%
Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Portofino Village	105 days
Coconut Creek	86 days
Broward	88 days

