

# Unit 3205 Portofino Pt # F3 - Portofino Village

3205 Portofino Pt # F3 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number: F10535945  
Status: Active  
Size: 798 Sq ft.  
Bedrooms: 1  
Full Bathrooms: 1  
Half Bathrooms: 1  
Parking Spaces: Assigned Parking, Golf Cart Parking, Guest Parking  
View:  
List Price: \$94,900  
List PPSF: \$119  
Valuated Price: \$78,000  
Valuated PPSF: \$98

*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.*

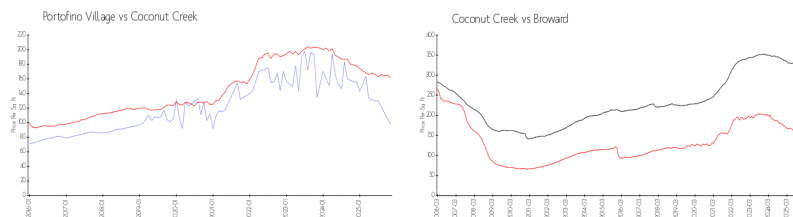
## Building Information

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 87 days  
Broward 88 days

