# Unit 3001 Portofino Isle # L1 - Portofino Village

3001 Portofino Isle # L1 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066



## Unit Information

| | |
|---|---|
| MLS Number: | F10537185 |
| Status: | Active |
| Size: | 1,162 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned Parking,Golf Cart Parking,Guest Parking |
| View: | |
| List Price: | $187,500 |
| List PPSF: | $161 |
| Valuated Price: | $111,000 |
| Valuated PPSF: | $96 |

*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.*
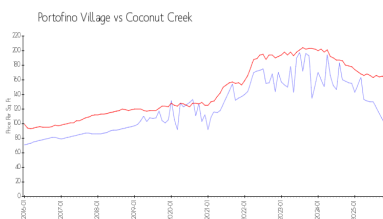


*Built in 1979/1981 - 640 units - 4 floors*

## Building Information

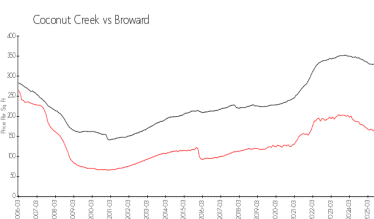| | |
|---|---|
| Number of units: | 640 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 24 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 23 |
| Number of sales over the last 6 months: | 10 |
| Number of sales over the last 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. |
| Coconut Creek: | $162/sq. ft. | 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 |