

# Unit 3001 Portofino Isle # M3 - Portofino Village

3001 Portofino Isle # M3 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number: F10537722  
 Status: Active  
 Size: 1,300 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Golf Cart Parking  
 View:  
 List Price: \$150,000  
 List PPSF: \$115  
 Valuated Price: \$127,000  
 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.*

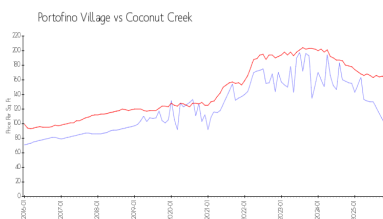
## Building Information

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

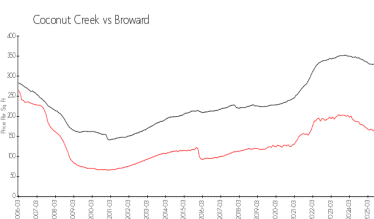
## Recent Sales

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.



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

