

# Unit 3004 Portofino Isle # D1 - Portofino Village

3004 Portofino Isle # D1 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	RX-10910244
Status:	Active
Size:	1,156 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Garden, Golf
List Price:	\$260,000
List PPSF:	\$225
Valuated Price:	\$221,000
Valuated PPSF:	\$191

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.

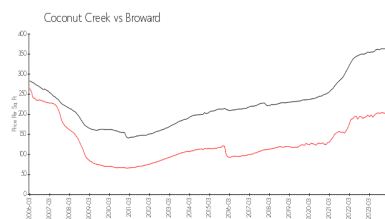
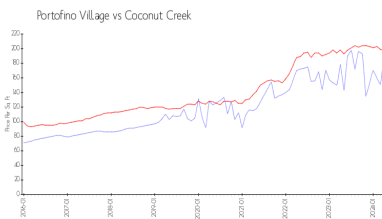
## Building Information

Number of units:	640
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	2%
Number of sales over the last 12 months:	34
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
B1	1,156 sq ft	Apr 2024	\$262,000	\$227
O-4	1,300 sq ft	Apr 2024	\$300,000	\$231
E4	1,162 sq ft	Apr 2024	\$145,000	\$125
H2	1,156 sq ft	Mar 2024	\$195,000	\$169
H3	1,162 sq ft	Mar 2024	\$155,000	\$133

## Market Information



Portofino Village: \$194/sq. ft.  
Coconut Creek: \$197/sq. ft.

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Broward: \$348/sq. ft.

## Inventory for Sale

Portofino Village	2%
Coconut Creek	2%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Portofino Village	98 days
Coconut Creek	63 days
Broward	67 days

