

Unit 3102 Portofino Pt # A3 - Portofino Village

3102 Portofino Pt # A3 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	RX-10983059
Status:	Active
Size:	1,291 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest,Vehicle Restrictions
View:	Golf
List Price:	\$172,900
List PPSF:	\$134
Valuated Price:	\$214,000
Valuated PPSF:	\$166

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

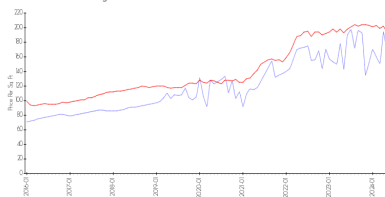
Number of units:	640
Number of active listings for rent:	0
Number of active listings for sale:	19
Building inventory for sale:	2%
Number of sales over the last 12 months:	33
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	7

Recent Sales

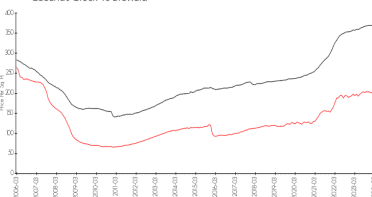
Unit #	Size	Closing Date	Sale Price	PPSF
B2	1,156 sq ft	Jun 2024	\$175,000	\$151
C1	1,156 sq ft	May 2024	\$350,000	\$303
A3	1,291 sq ft	May 2024	\$220,000	\$170
N4	1,162 sq ft	May 2024	\$270,000	\$232
B1	1,156 sq ft	Apr 2024	\$262,000	\$227
O-4	1,300 sq ft	Apr 2024	\$300,000	\$231
E4	1,162 sq ft	Apr 2024	\$145,000	\$125

Market Information

Portofino Village vs Coconut Creek



Coconut Creek vs Broward



Portofino Village: \$166/sq. ft.
Coconut Creek: \$192/sq. ft.

Coconut Creek: \$192/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Portofino Village	3%
Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Portofino Village	100 days
Coconut Creek	61 days
Broward	69 days

