Unit 3203 Portofino Pt # J1 - Portofino Village

3203 Portofino Pt # J1 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	RX-11016977
Status:	Active
Size:	1,156 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest
View:	Golf,Pond
List Price:	$120,000
List PPSF:	$104
Valuated Price:	$169,000
Valuated PPSF:	$146

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.
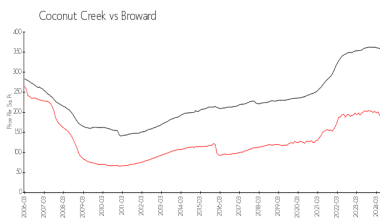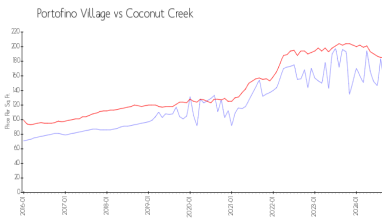
Building Information

Number of units:	640
Number of active listings for rent:	0
Number of active listings for sale:	29
Building inventory for sale:	4%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
F4	747 sq ft	Nov 2024	$90,000	$120
C1	1,162 sq ft	Nov 2024	$117,000	$101
A4	1,300 sq ft	Oct 2024	$155,003	$119
L2	1,156 sq ft	Aug 2024	$240,000	$208
E2	1,162 sq ft	Aug 2024	$180,000	$155

Market Information

Built in 1979/1981 - 640 units - 4 floors

Portofino Village:	$149/sq. ft.		Coconut Creek:	$185/sq. ft.
Coconut Creek:	$185/sq. ft.		Broward:	$339/sq. ft.

Inventory for Sale

Portofino Village	5%
Coconut Creek	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Portofino Village	89 days
Coconut Creek	66 days
Broward	74 days