# Unit 3101 Portofino Pt # D3 - Portofino Village

3101 Portofino Pt # D3 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066



## Unit Information

| | |
|---|---|
| MLS Number: | RX-11038818 |
| Status: | Active |
| Size: | 1,421 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned |
| View: | Garden,Lake |
| List Price: | $369,000 |
| List PPSF: | $260 |
| Valuated Price: | $173,000 |
| Valuated PPSF: | $150 |

*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.*
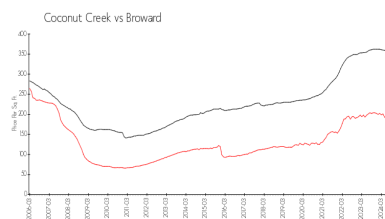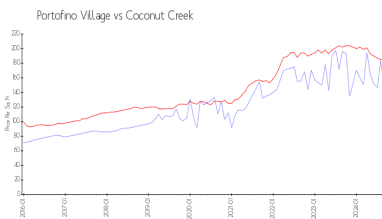
## Building Information

| | |
|---|---|
| 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 |



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

## 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



| | | | | |
|---|---|---|---|---|
| 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 |