

# Unit 3001 Portofino Isle # G3 - Portofino Village

3001 Portofino Isle # G3 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | RX-11121230  |
| Status:         | Active       |
| Size:           | 1,156 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | Assigned     |
| View:           | Garden,Pool  |
| List Price:     | \$185,000    |
| List PPSF:      | \$160        |
| Valuated Price: | \$113,000    |
| 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.*

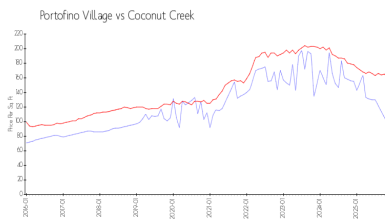
## Building Information

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

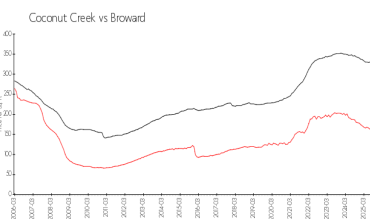
## Recent Sales

| 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  |

