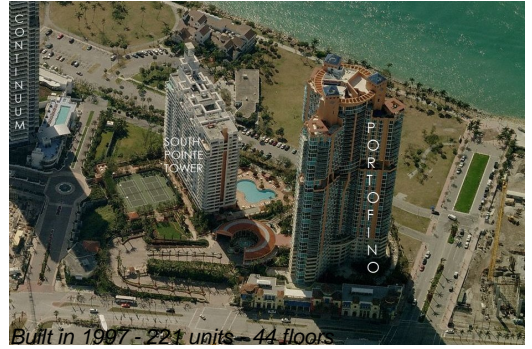


# Unit 3405 - Portofino

3405 - 300 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11333230
Status:	Active
Size:	4,510 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$9,200,000
List PPSF:	\$2,040
Valuated Price:	\$8,356,000
Valuated PPSF:	\$1,853



*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:	221
Number of active listings for rent:	10
Number of active listings for sale:	13
Building inventory for sale:	5%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

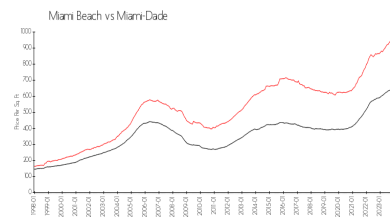
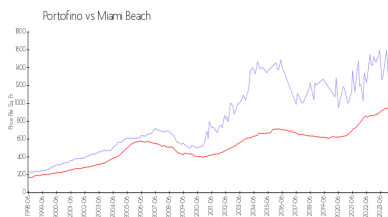
## Building Association Information

Portofino Tower Condominiums Association  
(305) 534-4422

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
903	2,340 sq ft	Jan 2024	\$2,700,000	\$1,154
604	1,780 sq ft	Nov 2023	\$1,650,000	\$927
3805	2,550 sq ft	Nov 2023	\$4,800,000	\$1,882
3403	2,550 sq ft	Aug 2023	\$3,500,000	\$1,373
2805	2,340 sq ft	Jul 2023	\$3,055,000	\$1,306

## Market Information



Portofino:	\$1698/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Portofino	6%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Portofino  
Miami Beach  
Miami-Dade

159 days  
98 days  
80 days