

Unit 606 - Portofino

606 - 300 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11460678
 Status: Active
 Size: 1,780 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking, Guest Parking, Valet Parking
 View:
 List Price: \$1,600,000
 List PPSF: \$899
 Valuated Price: \$1,549,000
 Valuated PPSF: \$870

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: 9
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

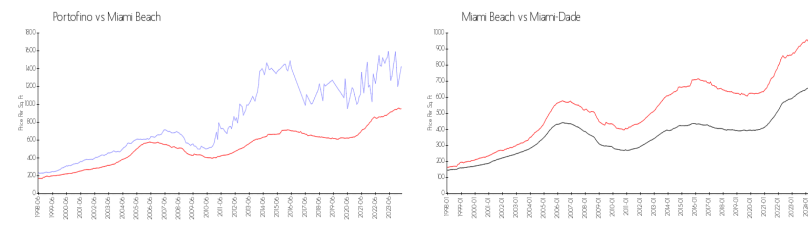
Building Association Information

Portofino Tower Condominiums Association
 (305) 534-4422

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2001	2,340 sq ft	Apr 2024	\$3,550,000	\$1,517
2306	2,040 sq ft	Apr 2024	\$2,900,000	\$1,422
303	2,340 sq ft	Apr 2024	\$1,900,000	\$812
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

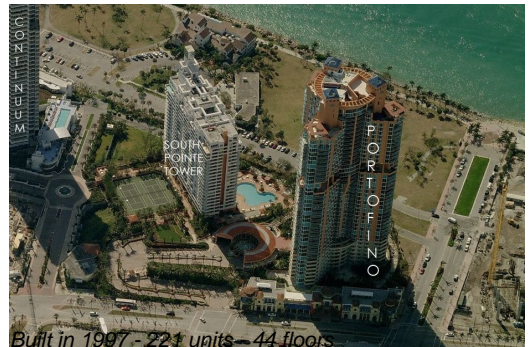
Market Information



Portofino: \$1425/sq. ft.
 Miami Beach: \$952/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Portofino	185 days
Miami Beach	98 days
Miami-Dade	81 days