

Unit 2405 - Portofino

2405 - 300 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|-------------------------------------|
| MLS Number: | A11514958 |
| Status: | Active |
| Size: | 2,340 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Guest Parking,Valet Parking |
| View: | |
| List Price: | \$4,300,000 |
| List PPSF: | \$1,838 |
| Valuated Price: | \$3,295,000 |
| Valuated PPSF: | \$1,408 |

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

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|--|-----|
| Number of units: | 221 |
| Number of active listings for rent: | 10 |
| Number of active listings for sale: | 12 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 3 |

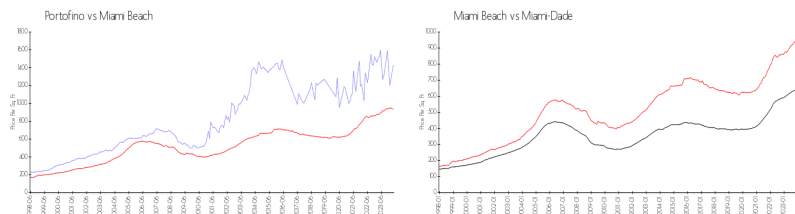
Building Association Information

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

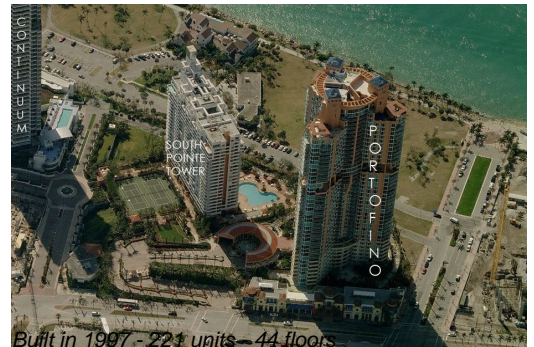


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|--------------|----------------|--------------|---------------|
| Portofino: | \$1425/sq. ft. | Miami Beach: | \$937/sq. ft. |
| Miami Beach: | \$937/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|-------------|----|
| Portofino | 5% |
| Miami Beach | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months



| | |
|-------------|----------|
| Portofino | 186 days |
| Miami Beach | 97 days |
| Miami-Dade | 81 days |