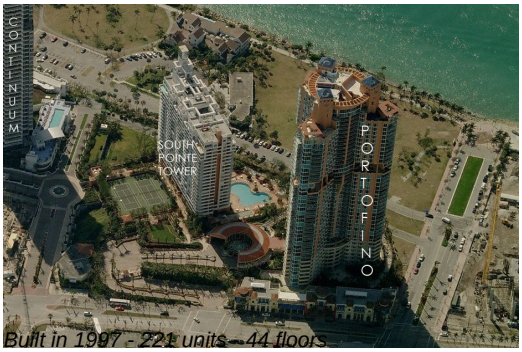
Unit 2405 - Portofino

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



Built in 1997 - 221 units - 44 floors

Unit Information

MLS Number:	A11584645
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:	$3,685,000
Valuated PPSF:	$1,575

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:	15
Building inventory for sale:	6%
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

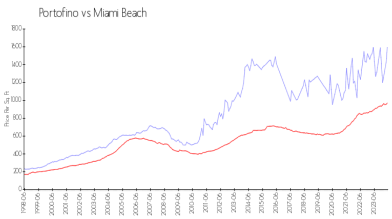
Building Association Information

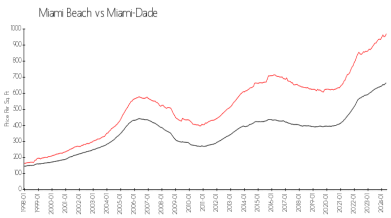
Portofino Tower Condominiums Association
(305) 534-4422

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





Portofino:	$1595/sq. ft.	Miami Beach:	$970/sq. ft.
Miami Beach:	$970/sq. ft.	Miami-Dade:	$705/sq. ft.

Inventory for Sale

Portofino	7%
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