

Unit 2405 - Portofino

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

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:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

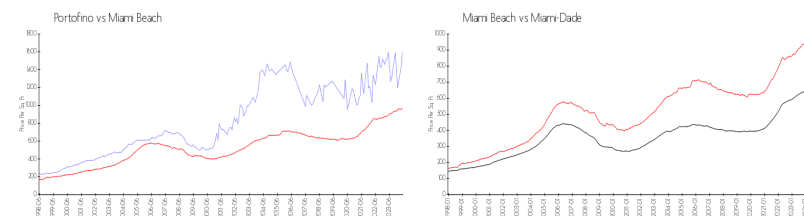
Building Association Information

Portofino Tower Condominiums Association
(305) 534-4422

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2002	2,040 sq ft	Jun 2024	\$2,350,000	\$1,152
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

Market Information

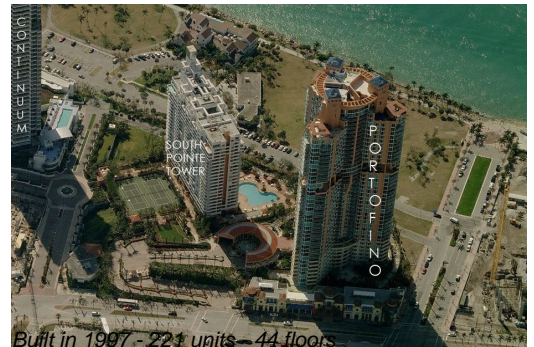


Portofino:	\$1595/sq. ft.	Miami Beach:	\$970/sq. ft.
Miami Beach:	\$970/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Portofino	7%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Portofino	181 days
Miami Beach	97 days
Miami-Dade	82 days