

# Unit 2606 - Portofino

2606 - 300 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11586606
Status:	Active
Size:	2,040 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Covered Parking, Parking-Under Building, Valet Parking
View:	
List Price:	\$3,575,000
List PPSF:	\$1,752
Valuated Price:	\$2,423,000
Valuated PPSF:	\$1,188

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

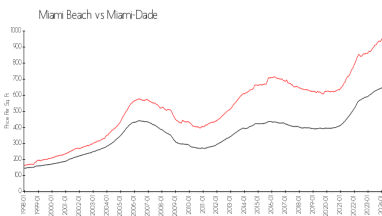
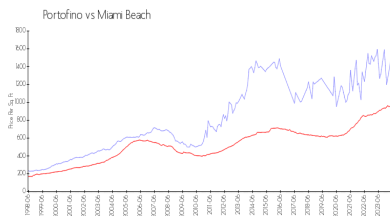
## Building Association Information

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

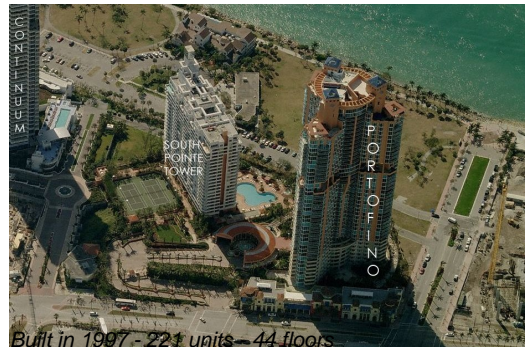
## Market Information



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