

# 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:	\$2,255,000
Valuated PPSF:	\$1,105

*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:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

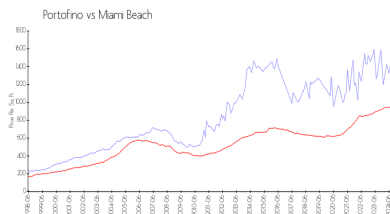
## Building Association Information

Portofino Tower Condominiums Association  
(305) 534-4422

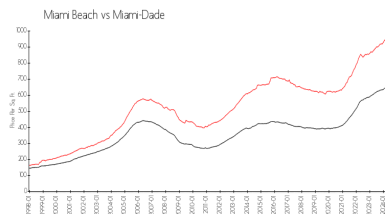
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1904	2,040 sq ft	Sep 2024	\$2,650,000	\$1,299
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

## Market Information



Portofino: \$1484/sq. ft.  
Miami Beach: \$943/sq. ft.



Miami Beach: \$943/sq. ft.  
Miami-Dade: \$696/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Portofino	173 days
Miami Beach	100 days
Miami-Dade	85 days

