

Unit 2201 - Portofino

2201 - 300 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11595385
Status:	Temp Off Market
Size:	2,340 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking,Valet Parking
View:	
List Price:	\$5,300,000
List PPSF:	\$2,265
Valuated Price:	\$3,802,000
Valuated PPSF:	\$1,625

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

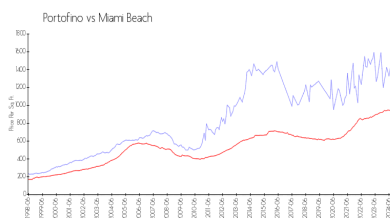
Building Association Information

Portofino Tower Condominiums Association
(305) 534-4422

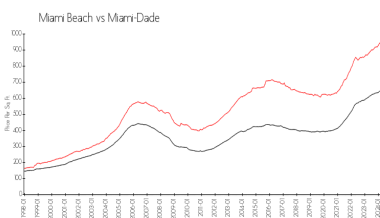
Recent Sales

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

