

# Unit 2104 - Portofino

2104 - 300 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11660866
Status:	Active
Size:	2,040 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$3,500,000
List PPSF:	\$1,716
Valuated Price:	\$2,432,000
Valuated PPSF:	\$1,192

*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:	22
Building inventory for sale:	9%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

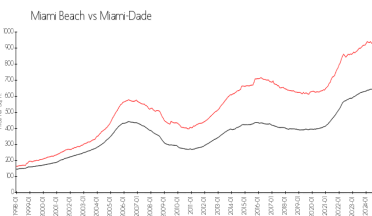
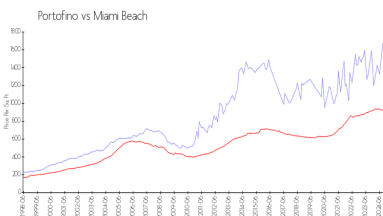
## Building Association Information

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:	\$1505/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Portofino	10%
Miami Beach	5%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months

Portofino	184 days
Miami Beach	103 days
Miami-Dade	90 days

