

Unit 2603 - Portofino

2603 - 300 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11663470
 Status: Active
 Size: 2,340 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:
 List Price: \$4,300,000
 List PPSF: \$1,838
 Valuated Price: \$4,012,000
 Valuated PPSF: \$1,715

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

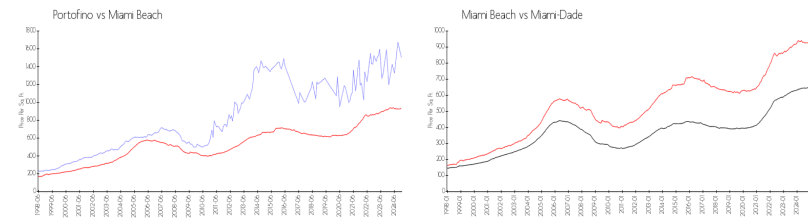
Building Association Information

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

