

# Unit 4005 - Portofino

4005 - 300 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11691751  
 Status: Active  
 Size: 8,400 Sq ft.  
 Bedrooms: 5  
 Full Bathrooms: 5  
 Half Bathrooms: 3  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:  
 List Price: \$32,500,000  
 List PPSF: \$3,869  
 Valuated Price: \$9,126,000  
 Valuated PPSF: \$2,122

*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

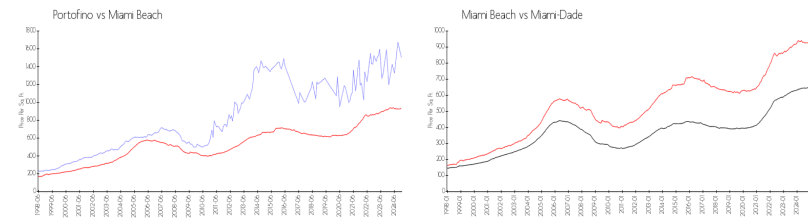
## Building Association Information

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 104 days  
 Miami-Dade 90 days

