

Unit 1901 - Portofino

1901 - 300 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139



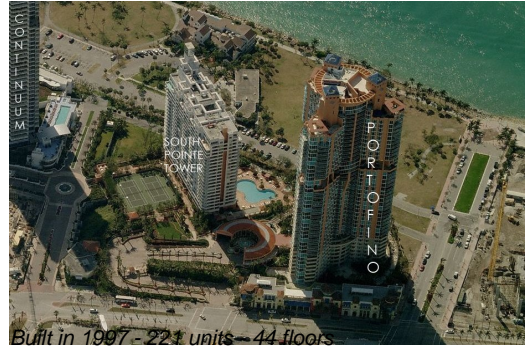
Unit Information

MLS Number: A11698645
 Status: Active
 Size: 2,340 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$3,750,000
 List PPSF: \$1,603
 Valuated Price: \$3,810,000
 Valuated PPSF: \$1,628

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: 21
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0



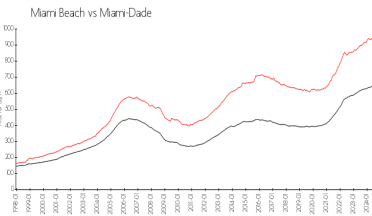
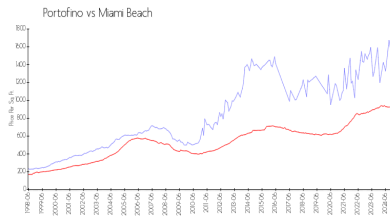
Building Association Information

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: \$1533/sq. ft. Miami Beach: \$936/sq. ft.
 Miami Beach: \$936/sq. ft. Miami-Dade: \$693/sq. ft.

Inventory for Sale

Portofino: 10%
 Miami Beach: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Portofino: 197 days
 Miami Beach: 104 days
 Miami-Dade: 88 days