

Unit 1603 - Portofino

1603 - 300 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11904956
Status:	Active
Size:	2,340 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$3,495,000
List PPSF:	\$1,494
Valuated Price:	\$3,425,000
Valuated PPSF:	\$1,464

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:	16
Building inventory for sale:	7%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

Building Association Information

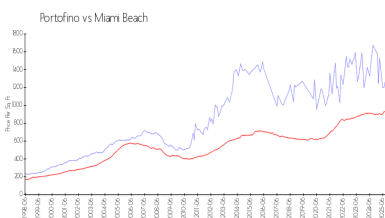
Portofino Tower Condominiums Association
(305) 534-4422

<https://>

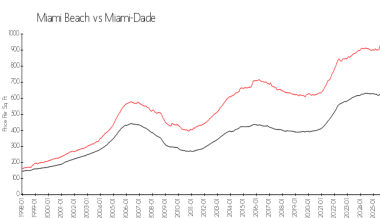
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2102	2,040 sq ft	Dec 2025	\$2,950,000	\$1,446
3502	2,040 sq ft	Dec 2025	\$3,325,000	\$1,630
405	2,340 sq ft	Oct 2025	\$1,618,839	\$692
2005	2,340 sq ft	Oct 2025	\$3,550,000	\$1,517
3204	1,960 sq ft	Sep 2025	\$2,150,000	\$1,097
1602	2,040 sq ft	Sep 2025	\$1,900,000	\$931

Market Information



Portofino: \$1420/sq. ft.
Miami Beach: \$939/sq. ft.

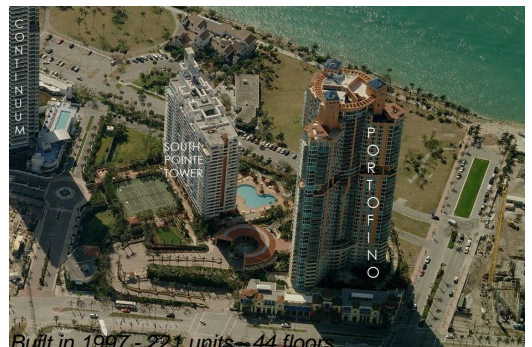


Miami Beach: \$939/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

Portofino	7%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Portofino
Miami Beach
Miami-Dade

95 days
94 days
77 days