

# Unit 402 - Portofino

402 - 2600 N Flagler Dr, West Palm Beach, FL, Palm Beach 33407

## Unit Information

MLS Number:	RX-10970390
Status:	Active
Size:	1,320 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Open
View:	Intracoastal
List Price:	\$345,000
List PPSF:	\$261
Valuated Price:	\$378,000
Valuated PPSF:	\$286

*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:	124
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	7%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

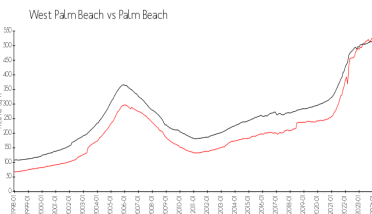
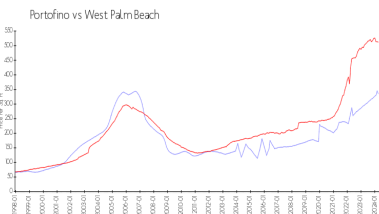
## Building Association Information

Portofino Condominium Apartments  
 2600 N Flagler Dr,  
 West Palm Beach, FL 33407  
 (561) 655-3391

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
506	1,320 sq ft	Apr 2024	\$500,000	\$379
103	1,480 sq ft	Apr 2024	\$470,000	\$318
912	930 sq ft	Mar 2024	\$200,000	\$215
206	1,408 sq ft	Mar 2024	\$610,000	\$433
411	1,320 sq ft	Feb 2024	\$335,000	\$254

## Market Information



Portofino:	\$335/sq. ft.	West Palm Beach:	\$512/sq. ft.
West Palm Beach:	\$512/sq. ft.	Palm Beach:	\$467/sq. ft.

## Inventory for Sale

Portofino	7%
West Palm Beach	3%
Palm Beach	3%



## **Avg. Time to Close Over Last 12 Months**

Portofino	106 days
West Palm Beach	51 days
Palm Beach	56 days