

# Unit 105 - Portofino South

105 - 3800 Washington Rd, West Palm Beach, FL, Palm Beach 33405

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | RX-10970797              |
| Status:         | Active                   |
| Size:           | 1,414 Sq ft.             |
| Bedrooms:       | 2                        |
| Full Bathrooms: | 2                        |
| Half Bathrooms: | 0                        |
| Parking Spaces: | Assigned,Covered,Guest   |
| View:           | Garden,Intracoastal,Pool |
| List Price:     | \$695,000                |
| List PPSF:      | \$492                    |
| Valuated Price: | \$550,000                |
| Valuated PPSF:  | \$389                    |

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:                         | 140 |
| Number of active listings for rent:      | 4   |
| Number of active listings for sale:      | 11  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 3   |

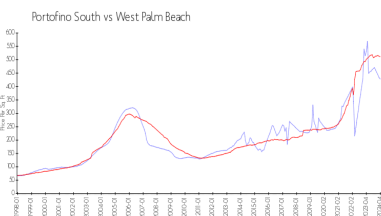
## Building Association Information

Portofino South Condominium Association Of West Palm Beach Inc  
3800 Washington Road  
West Palm Beach, FL33405-2366  
(561) 832-7139

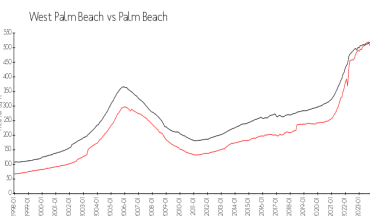
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 807    | 1,500 sq ft | Apr 2024     | \$1,360,000 | \$907 |
| 205    | 1,414 sq ft | Apr 2024     | \$522,500   | \$370 |
| 1202   | 1,077 sq ft | Apr 2024     | \$425,000   | \$395 |
| 811    | 1,077 sq ft | Dec 2023     | \$300,000   | \$279 |
| 1010   | 1,222 sq ft | Nov 2023     | \$525,000   | \$430 |

## Market Information



Portofino South: \$428/sq. ft.  
West Palm Beach: \$511/sq. ft.



West Palm Beach: \$511/sq. ft.  
Palm Beach: \$475/sq. ft.

## Inventory for Sale

|                 |    |
|-----------------|----|
| Portofino South | 8% |
| West Palm Beach | 4% |
| Palm Beach      | 3% |



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

|                 |          |
|-----------------|----------|
| Portofino South | 123 days |
| West Palm Beach | 52 days  |
| Palm Beach      | 56 days  |