

# Unit 304 - Portofino

304 - 2600 N Flagler Dr, West Palm Beach, FL, Palm Beach 33407

## Unit Information

MLS Number:	RX-10986811
Status:	Active
Size:	1,133 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Open
View:	Intracoastal
List Price:	\$570,000
List PPSF:	\$503
Valuated Price:	\$356,000
Valuated PPSF:	\$314

*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:	8
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

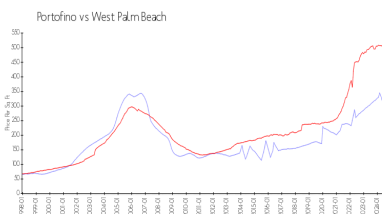
## Building Association Information

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

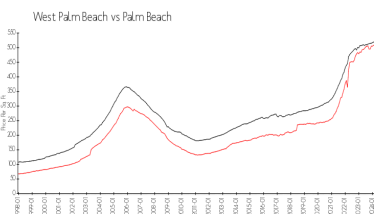
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
805	1,010 sq ft	Jul 2024	\$275,000	\$272
813	450 sq ft	Jun 2024	\$136,000	\$302
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

## Market Information



Portofino: \$309/sq. ft.  
West Palm Beach: \$505/sq. ft.



West Palm Beach: \$505/sq. ft.  
Palm Beach: \$474/sq. ft.

## Inventory for Sale

Portofino	6%
West Palm Beach	4%
Palm Beach	3%



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

Portofino	166 days
West Palm Beach	56 days
Palm Beach	59 days