

# Unit 3201 Portofino Pt # D2 - Portofino Village

3201 Portofino Pt # D2 - 3001 Portofino Isle, Coconut Creek, FL, Broward 33066

## Unit Information

|                 |                                 |
|-----------------|---------------------------------|
| MLS Number:     | A11569313                       |
| Status:         | Active                          |
| Size:           | 1,156 Sq ft.                    |
| Bedrooms:       | 2                               |
| Full Bathrooms: | 2                               |
| Half Bathrooms: |                                 |
| Parking Spaces: | Assigned Parking, Guest Parking |
| View:           |                                 |
| List Price:     | \$269,900                       |
| List PPSF:      | \$233                           |
| Valuated Price: | \$223,000                       |
| Valuated PPSF:  | \$193                           |

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.

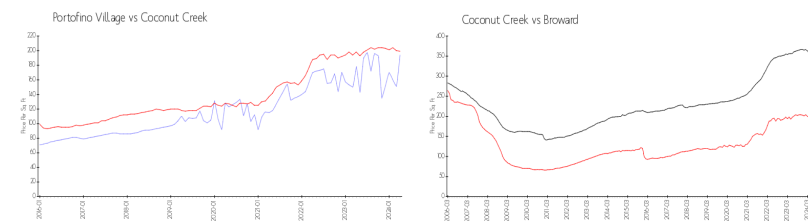
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 640 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 21  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 33  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 6   |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| N4     | 1,162 sq ft | May 2024     | \$270,000  | \$232 |
| B1     | 1,156 sq ft | Apr 2024     | \$262,000  | \$227 |
| O-4    | 1,300 sq ft | Apr 2024     | \$300,000  | \$231 |
| E4     | 1,162 sq ft | Apr 2024     | \$145,000  | \$125 |
| H2     | 1,156 sq ft | Mar 2024     | \$195,000  | \$169 |
| H3     | 1,162 sq ft | Mar 2024     | \$155,000  | \$133 |

## Market Information



Portofino Village: \$194/sq. ft.  
Coconut Creek: \$199/sq. ft.

Coconut Creek: \$199/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

|                   |    |
|-------------------|----|
| Portofino Village | 3% |
| Coconut Creek     | 3% |
| Broward           | 4% |

## Avg. Time to Close Over Last 12 Months

|                   |         |
|-------------------|---------|
| Portofino Village | 96 days |
| Coconut Creek     | 62 days |
| Broward           | 67 days |

