

# Unit 1904 - Portofino

1904 - 300 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11573165  
 Status: Active  
 Size: 2,040 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking, Electric Vehicle Charging Station, Valet Parking

View:  
 List Price: \$3,099,000  
 List PPSF: \$1,519  
 Valuated Price: \$2,258,000  
 Valuated PPSF: \$1,107

*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: 12  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

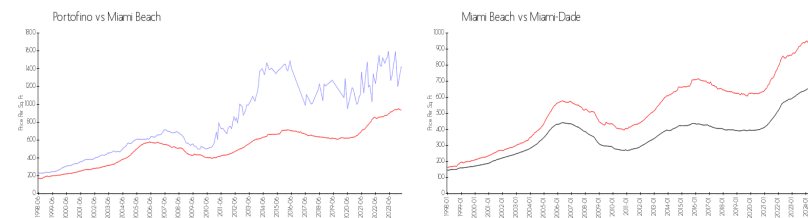
## Building Association Information

Portofino Tower Condominiums Association  
 (305) 534-4422

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2001	2,340 sq ft	Apr 2024	\$3,550,000	\$1,517
2306	2,040 sq ft	Apr 2024	\$2,900,000	\$1,422
303	2,340 sq ft	Apr 2024	\$1,900,000	\$812
903	2,340 sq ft	Jan 2024	\$2,700,000	\$1,154
604	1,780 sq ft	Nov 2023	\$1,650,000	\$927
3805	2,550 sq ft	Nov 2023	\$4,800,000	\$1,882

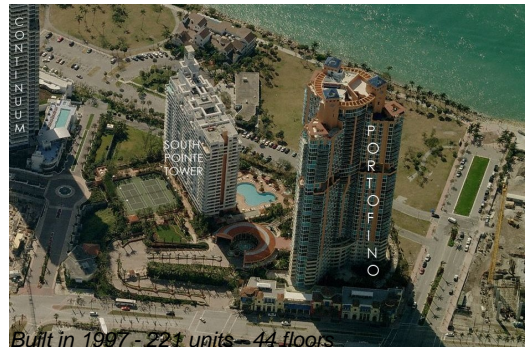
## Market Information



Portofino: \$1425/sq. ft.  
 Miami Beach: \$937/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Portofino: 5%  
 Miami Beach: 4%  
 Miami-Dade: 3%



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

Portofino	186 days
Miami Beach	97 days
Miami-Dade	81 days