

# Unit 102 - Portofino

102 - 2600 N Flagler Dr, West Palm Beach, FL, Palm Beach 33407

## Unit Information

|                 |                      |
|-----------------|----------------------|
| MLS Number:     | RX-11132286          |
| Status:         | Active               |
| Size:           | 1,320 Sq ft.         |
| Bedrooms:       | 2                    |
| Full Bathrooms: | 2                    |
| Half Bathrooms: | 0                    |
| Parking Spaces: | 2+ Spaces            |
| View:           | Garden, Intracoastal |
| List Price:     | \$495,000            |
| List PPSF:      | \$375                |
| Valuated Price: | \$449,000            |
| Valuated PPSF:  | \$340                |

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: | 4   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

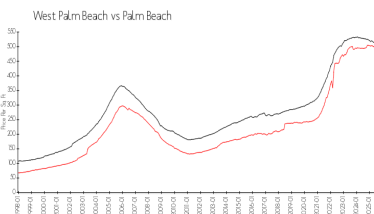
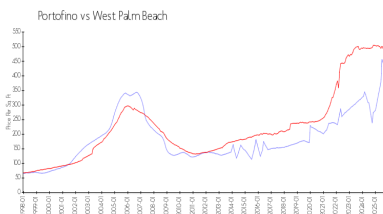
Portofino Condominium Apartments  
2600 N Flagler Dr,  
West Palm Beach, FL 33407  
(561) 655-3391

<https://>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 513    | 450 sq ft | Jul 2025     | \$195,000  | \$433 |
| 413    | 450 sq ft | Jun 2025     | \$160,000  | \$356 |
| 701    | 896 sq ft | Jan 2025     | \$214,000  | \$239 |
| 513    | 450 sq ft | Jan 2025     | \$125,000  | \$278 |

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Portofino:       | \$410/sq. ft. | West Palm Beach: | \$506/sq. ft. |
| West Palm Beach: | \$506/sq. ft. | Palm Beach:      | \$453/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Portofino       | 6% |
| West Palm Beach | 3% |
| Palm Beach      | 3% |

## Avg. Time to Close Over Last 12 Months



Portofino  
West Palm Beach  
Palm Beach

83 days  
69 days  
77 days