

# Unit 3402 - Murano @ Portofino

3402 - 1000 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11258750
Status:	Pending
Size:	2,618 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$6,450,000
List PPSF:	\$2,464
Valuated Price:	\$5,773,000
Valuated PPSF:	\$2,205

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:	189
Number of active listings for rent:	10
Number of active listings for sale:	15
Building inventory for sale:	7%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

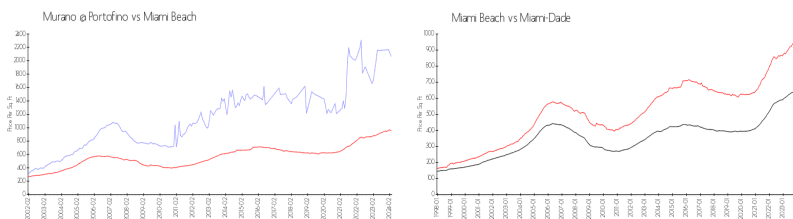
## Building Association Information

Murano at Portofino Condominium Association  
305-531-4399

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
503	2,008 sq ft	Mar 2024	\$3,650,000	\$1,818
1405	1,407 sq ft	Jan 2024	\$2,800,000	\$1,990
1205	1,407 sq ft	Nov 2023	\$2,500,000	\$1,777
2202	2,618 sq ft	May 2023	\$4,570,000	\$1,746
1902	2,618 sq ft	May 2023	\$5,200,000	\$1,986

## Market Information



Murano @ Portofino:	\$2066/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Murano @ Portofino	8%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Murano @ Portofino  
Miami Beach  
Miami-Dade

74 days  
98 days  
81 days