

# Unit 2803 - Murano @ Portofino

2803 - 1000 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11371347  |
| Status:         | Active   |
| Size:           | 2,008 Sq ft.   |
| Bedrooms:       | 3  |
| Full Bathrooms: | 2  |
| Half Bathrooms: | 1  |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking,Guest Parking,Valet Parking |
| View:           |  |
| List Price:     | \$4,500,000  |
| List PPSF:      | \$2,241  |
| Valuated Price: | \$4,127,000  |
| Valuated PPSF:  | \$2,055  |

*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:      | 12  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

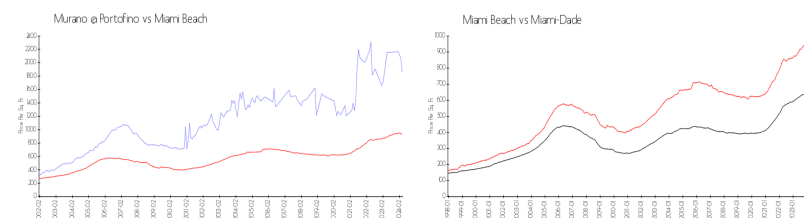
## Building Association Information

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 |

## Market Information



|                     |                |              |               |
|---------------------|----------------|--------------|---------------|
| Murano @ Portofino: | \$1858/sq. ft. | Miami Beach: | \$937/sq. ft. |
| Miami Beach:        | \$937/sq. ft.  | Miami-Dade:  | \$694/sq. ft. |

## Inventory for Sale

|                    |    |
|--------------------|----|
| Murano @ Portofino | 6% |
| Miami Beach        | 4% |
| Miami-Dade         | 3% |

## Avg. Time to Close Over Last 12 Months



Murano @ Portofino  
Miami Beach  
Miami-Dade

73 days  
97 days  
81 days