

# Unit 2203 - Murano Grande

2203 - 400 Alton Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11377739  
 Status: Active  
 Size: 3,058 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: Covered Parking  
 View:  
 List Price: \$4,800,000  
 List PPSF: \$1,570  
 Valuated Price: \$6,341,000  
 Valuated PPSF: \$2,074

*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: 257  
 Number of active listings for rent: 14  
 Number of active listings for sale: 8  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

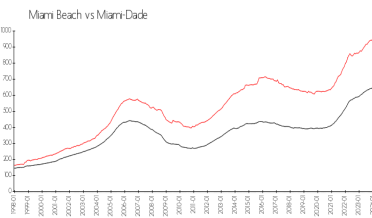
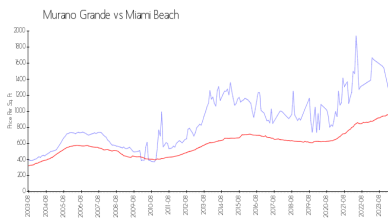
## Building Association Information

Murano Grande Condo Association  
 (305) 531-2946

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1505	1,400 sq ft	Apr 2024	\$1,600,000	\$1,143
1902	1,874 sq ft	Feb 2024	\$2,000,000	\$1,067
611	1,649 sq ft	Feb 2024	\$1,236,000	\$750
1901	2,003 sq ft	Feb 2024	\$3,000,000	\$1,498
2004	1,425 sq ft	Jan 2024	\$2,450,000	\$1,719

## Market Information

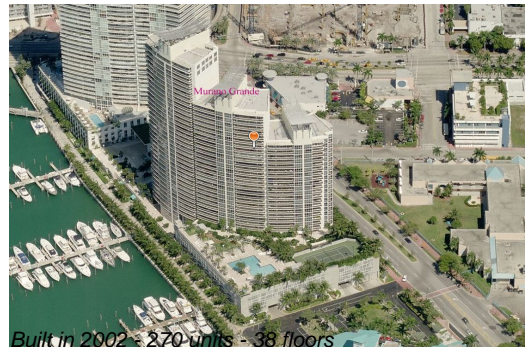


Murano Grande: \$1602/sq. ft.  
 Miami Beach: \$952/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Murano Grande: 3%  
 Miami Beach: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Murano Grande  
Miami Beach  
Miami-Dade

89 days  
98 days  
81 days