

Unit 1606 - Murano @ Portofino

1606 - 1000 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|---------------------------------------|
| MLS Number: | A11495682 |
| Status: | Active |
| Size: | 1,008 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space, Guest Parking, Valet Parking |
| View: | |
| List Price: | \$1,999,000 |
| List PPSF: | \$1,983 |
| Valuated Price: | \$1,504,000 |
| Valuated PPSF: | \$1,492 |

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: | 4 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 1 |

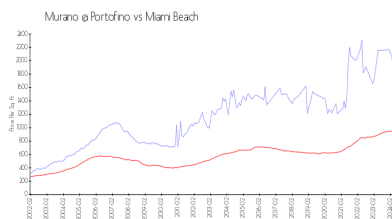
Building Association Information

Murano at Portofino Condominium Association
305-531-4399

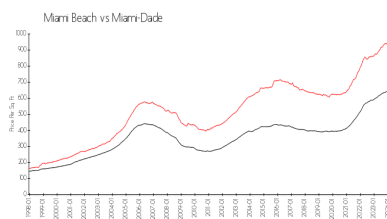
Recent Sales

| 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.



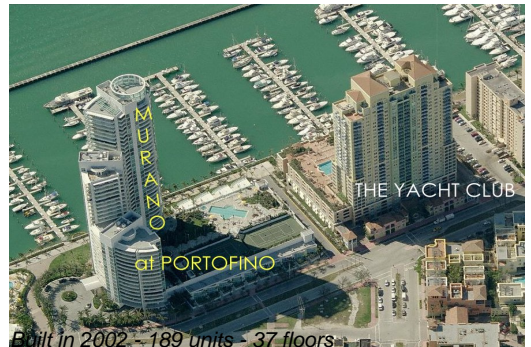
Miami Beach: \$937/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Murano @ Portofino 73 days



Miami Beach
Miami-Dade

97 days
81 days