

Unit 704 - Murano @ Portofino

704 - 1000 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | A11519130 |
| Status: | Active |
| Size: | 2,190 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Valet Parking |
| View: | |
| List Price: | \$4,400,000 |
| List PPSF: | \$2,009 |
| Valuated Price: | \$3,758,000 |
| Valuated PPSF: | \$1,716 |

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: | 14 |
| 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 |

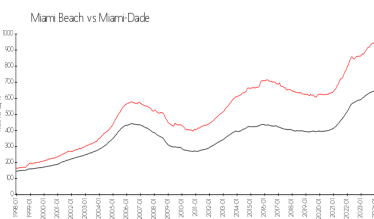
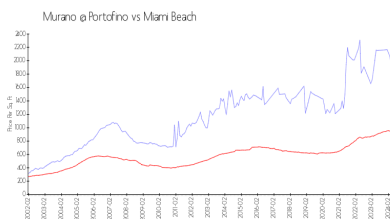
Building Association Information

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

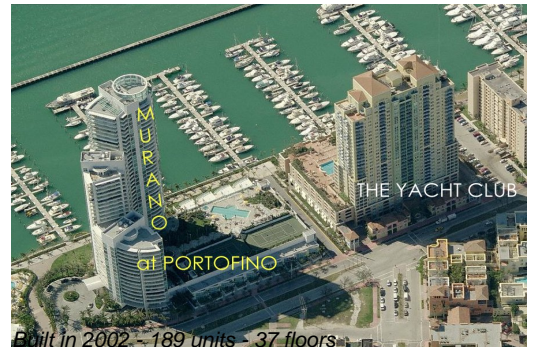


| | | | |
|---------------------|----------------|--------------|---------------|
| Murano @ Portofino: | \$1912/sq. ft. | Miami Beach: | \$952/sq. ft. |
| Miami Beach: | \$952/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|--------------------|----|
| Murano @ Portofino | 7% |
| 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