

# Unit 2704 - Murano @ Portofino

2704 - 1000 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11555045
Status:	Pending
Size:	2,190 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$5,900,000
List PPSF:	\$2,694
Valuated Price:	\$4,585,000
Valuated PPSF:	\$2,094

*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

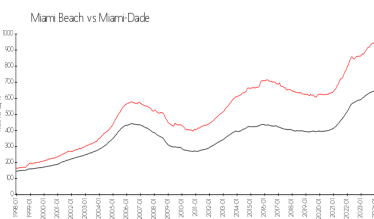
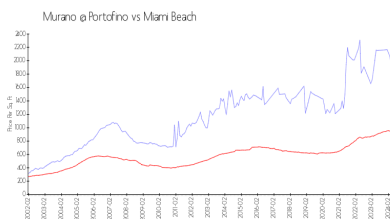
## Building Association Information

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

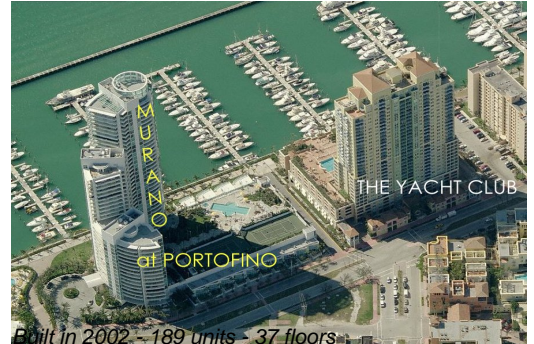


Murano @ Portofino:	\$1912/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## 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