

Unit 705 - Murano @ Portofino

705 - 1000 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11568588
Status:	Active
Size:	1,407 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$3,100,000
List PPSF:	\$2,203
Valuated Price:	\$2,240,000
Valuated PPSF:	\$1,592

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

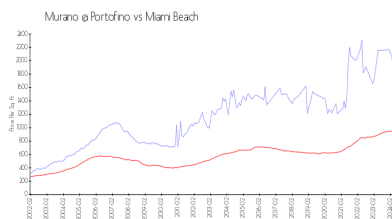
Building Association Information

Murano at Portofino Condominium Association
305-531-4399

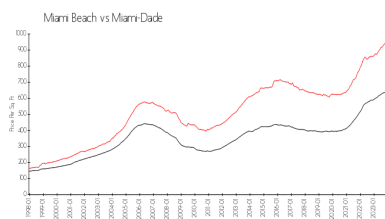
Recent Sales

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.



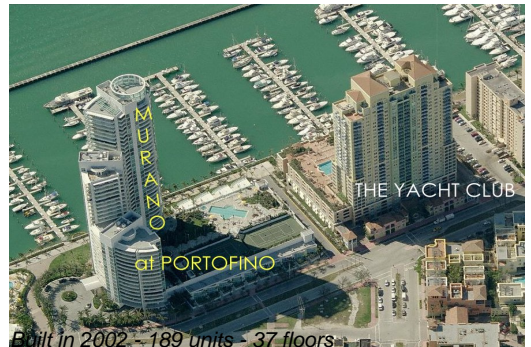
Miami Beach: \$937/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Murano @ Portofino	73 days
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Miami Beach
Miami-Dade

97 days
81 days