

Unit 408 - Murano @ Portofino

408 - 1000 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11611485
Status:	Active
Size:	1,791 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$2,690,000
List PPSF:	\$1,502
Valuated Price:	\$2,708,000
Valuated PPSF:	\$1,512

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:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

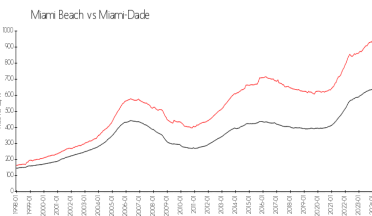
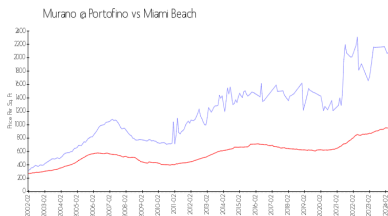
Building Association Information

Murano at Portofino Condominium Association
305-531-4399

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3402	2,618 sq ft	Jul 2024	\$5,500,000	\$2,101
3802	2,618 sq ft	Jun 2024	\$5,900,000	\$2,254
1507	1,390 sq ft	Jun 2024	\$2,500,000	\$1,799
LPH04	2,190 sq ft	Jun 2024	\$5,750,000	\$2,626
503	2,008 sq ft	Mar 2024	\$3,650,000	\$1,818

Market Information



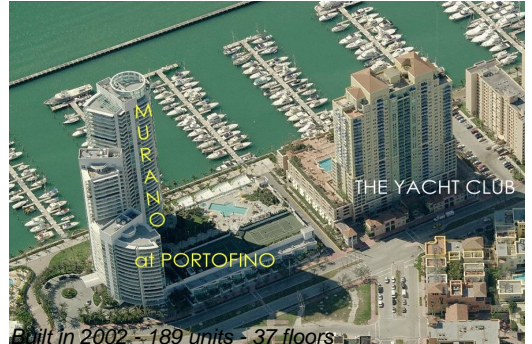
Murano @ Portofino: \$2122/sq. ft.
Miami Beach: \$954/sq. ft.

Miami Beach: \$954/sq. ft.
Miami-Dade: \$704/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Murano @ Portofino
Miami Beach
Miami-Dade

166 days
99 days
83 days