

# Unit 2406 - Murano Grande

2406 - 400 Alton Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11665907  
 Status: Pending  
 Size: 2,024 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$4,100,000  
 List PPSF: \$2,026  
 Valuated Price: \$3,584,000  
 Valuated PPSF: \$1,771

*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: 257  
 Number of active listings for rent: 14  
 Number of active listings for sale: 16  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

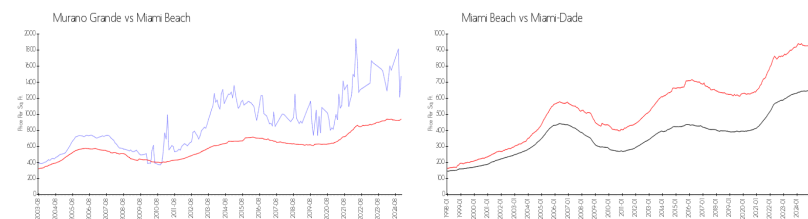
## Building Association Information

Murano Grande Condo Association  
 (305) 531-2946

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1001	2,003 sq ft	Nov 2024	\$2,800,000	\$1,398
2804	2,974 sq ft	Oct 2024	\$4,375,000	\$1,471
809	1,437 sq ft	May 2024	\$1,260,000	\$877
1505	1,400 sq ft	Apr 2024	\$1,600,000	\$1,143
1902	1,874 sq ft	Feb 2024	\$2,000,000	\$1,067
611	1,649 sq ft	Feb 2024	\$1,236,000	\$750

## Market Information



Murano Grande: \$1476/sq. ft.  
 Miami Beach: \$939/sq. ft.  
 Miami Beach: \$939/sq. ft.  
 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Murano Grande: 6%  
 Miami Beach: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Murano Grande: 80 days  
 Miami Beach: 104 days  
 Miami-Dade: 91 days

