

# Unit 1106 - Murano Grande

1106 - 400 Alton Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11665945
Status:	Active
Size:	2,024 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$3,500,000
List PPSF:	\$1,729
Valuated Price:	\$2,846,000
Valuated PPSF:	\$1,406

*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:	13
Building inventory for sale:	5%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

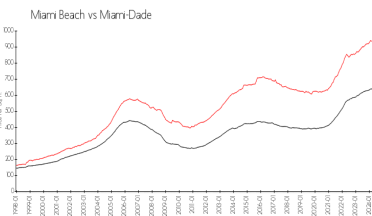
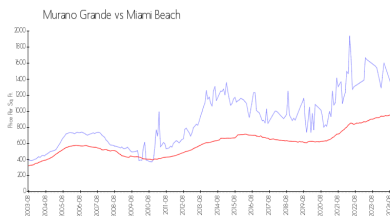
## Building Association Information

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
1901	2,003 sq ft	Feb 2024	\$3,000,000	\$1,498

## Market Information



Murano Grande:	\$1333/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Murano Grande	5%
Miami Beach	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Murano Grande	63 days
Miami Beach	102 days

