

# Unit 504 - Murano Grande

504 - 400 Alton Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11691429  
 Status: Active  
 Size: 1,425 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Deeded Parking  
 View:  
 List Price: \$1,999,999  
 List PPSF: \$1,404  
 Valuated Price: \$1,358,000  
 Valuated PPSF: \$953

*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: 17  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

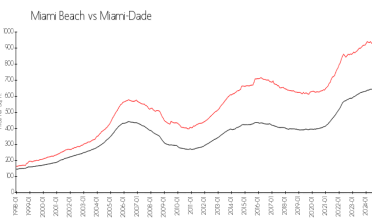
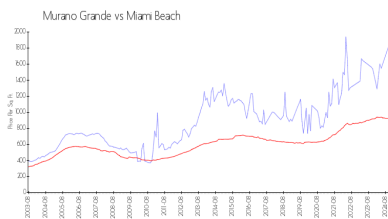
## Building Association Information

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



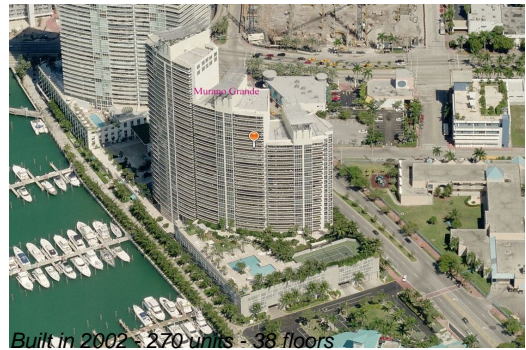
Murano Grande: \$1476/sq. ft.      Miami Beach: \$939/sq. ft.  
 Miami Beach: \$939/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Murano Grande: 7%  
 Miami Beach: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Murano Grande: 72 days



Miami Beach  
Miami-Dade

103 days  
90 days