

Unit 501 - Murano @ Portofino

501 - 1000 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11692555
Status:	Active
Size:	3,365 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$7,500,000
List PPSF:	\$2,229
Valuated Price:	\$6,751,000
Valuated PPSF:	\$2,006

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:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

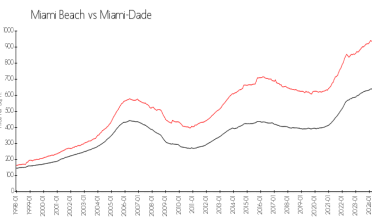
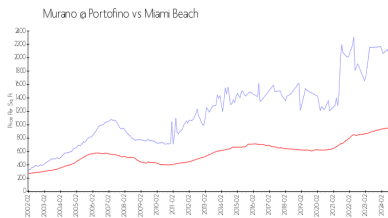
Building Association Information

Murano at Portofino Condominium Association
305-531-4399

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2503	2,008 sq ft	Nov 2024	\$3,850,000	\$1,917
705	1,407 sq ft	Nov 2024	\$2,600,000	\$1,848
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

Market Information



Murano @ Portofino:	\$2007/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Murano @ Portofino	3%
Miami Beach	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Murano @ Portofino	173 days
Miami Beach	102 days



