

Unit 1409 - Murano Grande

1409 - 400 Alton Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11694323
Status:	Active
Size:	1,437 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$1,899,000
List PPSF:	\$1,322
Valuated Price:	\$1,353,000
Valuated PPSF:	\$942

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:	12
Building inventory for sale:	4%
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

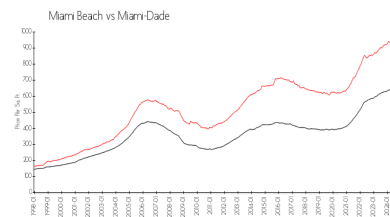
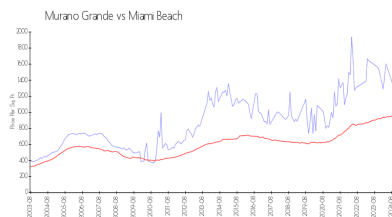
Building Association Information

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



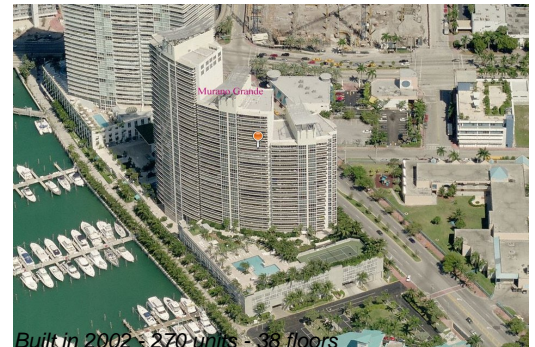
Murano Grande:	\$1333/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Murano Grande	63 days
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Miami Beach
Miami-Dade

102 days
86 days