

# Unit 2503 - Murano @ Portofino

2503 - 1000 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11294533
Status:	Active
Size:	2,008 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$4,300,000
List PPSF:	\$2,141
Valuated Price:	\$4,005,000
Valuated PPSF:	\$1,995

*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:	12
Building inventory for sale:	6%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

Murano at Portofino Condominium Association  
305-531-4399

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
503	2,008 sq ft	Mar 2024	\$3,650,000	\$1,818
1405	1,407 sq ft	Jan 2024	\$2,800,000	\$1,990
1205	1,407 sq ft	Nov 2023	\$2,500,000	\$1,777
2202	2,618 sq ft	May 2023	\$4,570,000	\$1,746

## Market Information



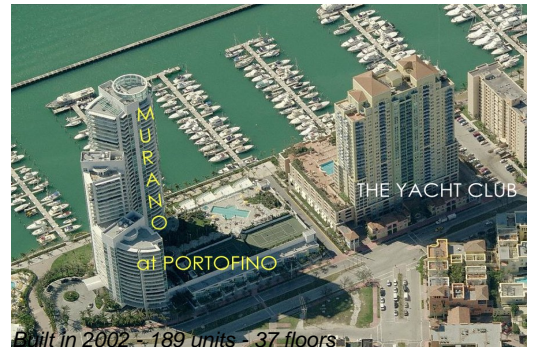
Murano @ Portofino:	\$1858/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Murano @ Portofino	6%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Murano @ Portofino	73 days
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Miami Beach  
Miami-Dade

97 days  
81 days