

# Unit 2111 - Fontainebleau II Tresor

2111 - 4441 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11168605  
 Status: Active  
 Size: 1,528 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces, Valet Parking  
 View:  
 List Price: \$2,500,000  
 List PPSF: \$1,636  
 Valuated Price: \$1,632,000  
 Valuated PPSF: \$1,629

*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.*

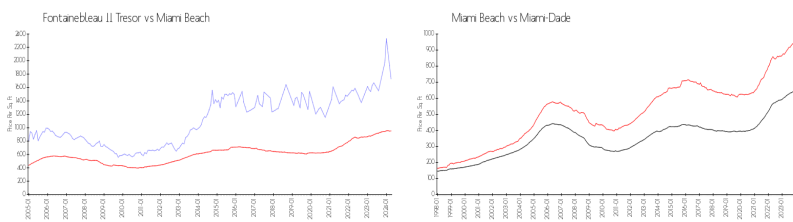
## Building Information

Number of units: 462  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2310	526 sq ft	Apr 2024	\$830,000	\$1,578
1015/1017	1,557 sq ft	Jan 2024	\$2,100,000	\$1,349
902	516 sq ft	Dec 2023	\$810,000	\$1,570
3509	526 sq ft	Aug 2023	\$930,000	\$1,768
2904	980 sq ft	May 2023	\$1,589,000	\$1,621

## Market Information



Fontainebleau II Tresor:	\$1725/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Fontainebleau II Tresor: 2%  
 Miami Beach: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Fontainebleau II Tresor: 64 days  
 Miami Beach: 98 days  
 Miami-Dade: 81 days

