

Unit 704 - Fontainebleau II Tresor

704 - 4441 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	A11187044
Status:	Active
Size:	1,496 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$2,675,000
List PPSF:	\$1,788
Valuated Price:	\$1,437,000
Valuated PPSF:	\$1,466

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.

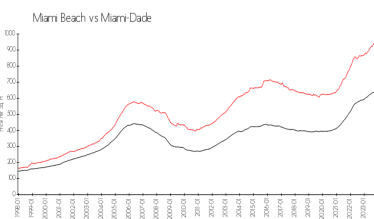
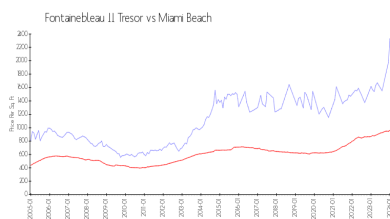
Building Information

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:	\$1879/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$703/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	99 days
Miami-Dade	81 days

