# Unit PH-NO - Fontainebleau II Tresor

PH-NO - 4441 Collins Av, Miami Beach, FL, Miami-Dade 33140

#### **Unit Information**

 MLS Number:
 A11426075

 Status:
 Active

 Size:
 4,500 Sq ft.

Bedrooms: 5
Full Bathrooms: 5
Half Bathrooms: 2

Parking Spaces: Valet Parking

 View:
 \$19,750,000

 List Price:
 \$19,750,000

 List PPSF:
 \$4,389

 Valuated Price:
 \$25,775,000

 Valuated PPSF:
 \$5,728

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.

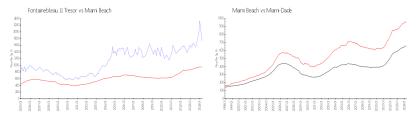


Number of units: 462
Number of active listings for rent: 0
Number of active listings for sale: 10
Building inventory for sale: 2%
Number of sales over the last 12 months: 5
Number of sales over the last 6 months: 3
Number of sales over the last 3 months: 1

#### **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 \$1725/sq. ft. Miami Beach: \$952/sq. ft.

Tresor:

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

