

Unit 2503 - Fontainebleau II Tresor

2503 - 4441 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: A11525259
 Status: Active
 Size: 1,496 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View:
 List Price: \$2,769,000
 List PPSF: \$1,851
 Valuated Price: \$1,577,000
 Valuated PPSF: \$1,609

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.

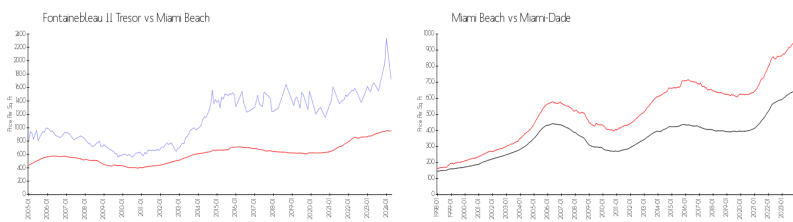
Building Information

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

