

# Unit 722&723 - Fontainebleau III Sorrento

722&723 - 4391 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11563534
Status:	Active Under Contract
Size:	588 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Other Parking
View:	
List Price:	\$2,300,000
List PPSF:	\$3,912
Valuated Price:	\$3,358,000
Valuated PPSF:	\$1,931

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.

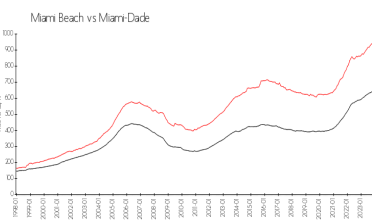
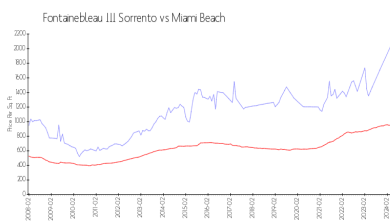
## Building Information

Number of units:	286
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
811	521 sq ft	Jan 2024	\$930,000	\$1,785
504	544 sq ft	Oct 2023	\$870,000	\$1,599
1007	958 sq ft	Sep 2023	\$1,490,000	\$1,555
906	544 sq ft	Jul 2023	\$930,000	\$1,710
916	538 sq ft	Jun 2023	\$650,000	\$1,208

## Market Information



Fontainebleau III Sorrento:	\$2042/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Fontainebleau III Sorrento	4%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Fontainebleau III Sorrento	132 days
Miami Beach	98 days
Miami-Dade	81 days

