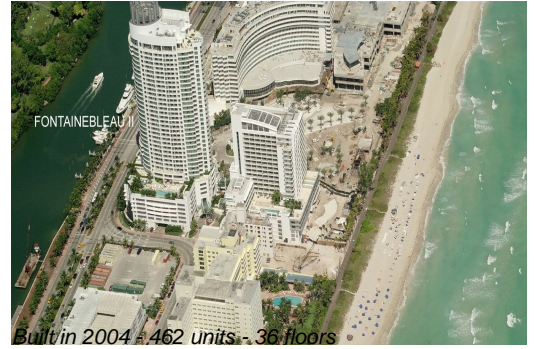


Unit PH-NO - Fontainebleau II Tresor

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

Unit Information

MLS Number:	A11581935
Status:	Active
Size:	4,500 Sq ft.
Bedrooms:	5
Full Bathrooms:	5
Half Bathrooms:	2
Parking Spaces:	Valet Parking
View:	
List Price:	\$19,750,000
List PPSF:	\$4,389
Valuated Price:	\$27,124,000
Valuated PPSF:	\$6,028



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.

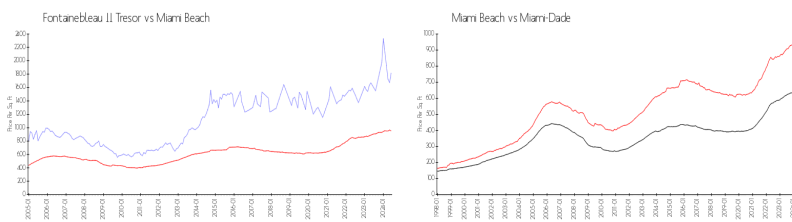
Building Information

Number of units:	462
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2503	980 sq ft	Jun 2024	\$1,660,000	\$1,694
3205/3207	1,528 sq ft	May 2024	\$2,225,000	\$1,456
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

Market Information



Fontainebleau II Tresor:	\$1815/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$704/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	79 days
Miami Beach	99 days
Miami-Dade	83 days