

Unit 2501 - Fontainebleau II Tresor

2501 - 4441 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: A11588061
 Status: Active
 Size: 516 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View:
 List Price: \$1,069,000
 List PPSF: \$2,072
 Valuated Price: \$920,000
 Valuated PPSF: \$1,783

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.

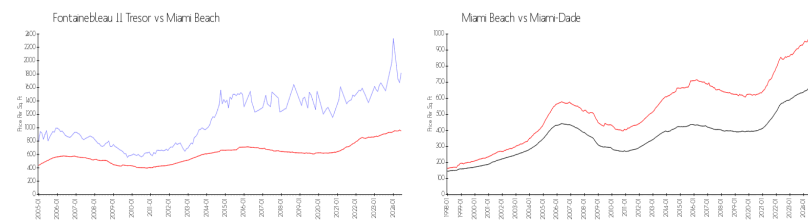
Building Information

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

