

Unit 816 - Fontainebleau III Sorrento

816 - 4391 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: A11602821
 Status: Active
 Size: 538 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View:
 List Price: \$990,000
 List PPSF: \$1,840
 Valuated Price: \$736,000
 Valuated PPSF: \$1,298

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.

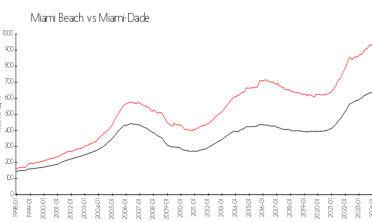
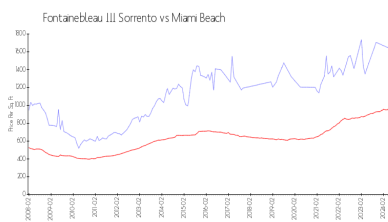
Building Information

Number of units: 286
 Number of active listings for rent: 0
 Number of active listings for sale: 13
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
916	538 sq ft	Jul 2024	\$800,000	\$1,487
701	626 sq ft	May 2024	\$915,000	\$1,462
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

Market Information



Fontainebleau III Sorrento:	\$1631/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Fontainebleau III Sorrento: 5%
 Miami Beach: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Fontainebleau III Sorrento: 103 days
 Miami Beach: 99 days
 Miami-Dade: 83 days

