

Unit 2406 - Fontainebleau II Tresor

2406 - 4441 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: A11648758
 Status: Active
 Size: 1,002 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Parking-Under Building, Valet Parking
 View:
 List Price: \$1,780,000
 List PPSF: \$1,776
 Valuated Price: \$1,423,000
 Valuated PPSF: \$1,420

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.

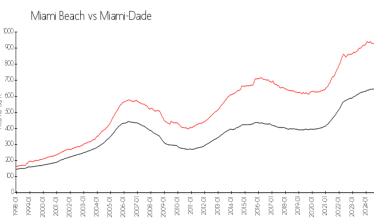
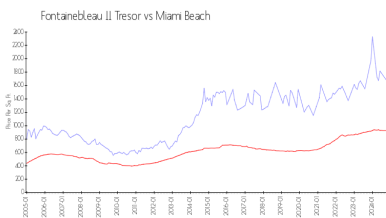
Building Information

Number of units: 462
 Number of active listings for rent: 0
 Number of active listings for sale: 20
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

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

Market Information



Fontainebleau II Tresor:	\$1622/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Fontainebleau II Tresor: 4%
 Miami Beach: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Fontainebleau II Tresor: 74 days
 Miami Beach: 103 days
 Miami-Dade: 90 days

