

# Unit 2911 - Fontainebleau II Tresor

2911 - 4441 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11669190  
 Status: Active  
 Size: 1,002 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$1,599,000  
 List PPSF: \$1,596  
 Valuated Price: \$1,626,000  
 Valuated PPSF: \$1,623

*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.*

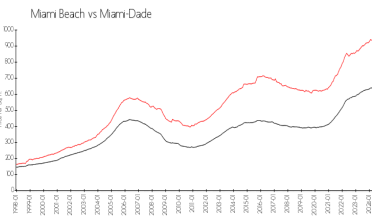
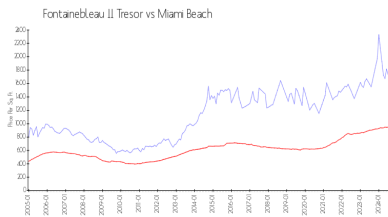
## Building Information

Number of units: 462  
 Number of active listings for rent: 0  
 Number of active listings for sale: 18  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 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
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:	\$1587/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Fontainebleau II Tresor: 88 days  
 Miami Beach: 102 days  
 Miami-Dade: 86 days

