

# Unit 1514 - Fontainebleau II Tresor

1514 - 4441 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11685606
Status:	Active
Size:	1,557 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$2,250,000
List PPSF:	\$1,445
Valuated Price:	\$1,505,000
Valuated PPSF:	\$1,412

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.

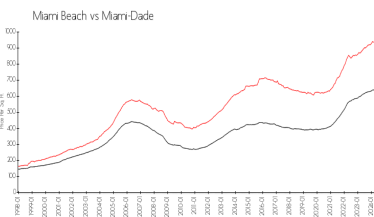
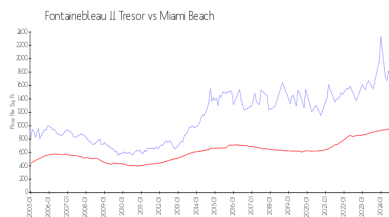
## Building Information

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	\$1587/sq. ft.	Miami Beach:	\$951/sq. ft.
Tresor:			
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

