

# Unit 719 - Fontainebleau III Sorrento

719 - 4391 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11701969  
 Status: Active  
 Size: 824 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$1,129,000  
 List PPSF: \$1,370  
 Valuated Price: \$957,000  
 Valuated PPSF: \$1,104

*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.*

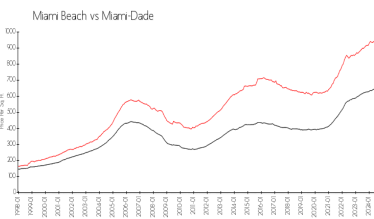
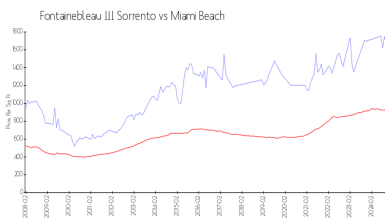
## Building Information

Number of units: 286  
 Number of active listings for rent: 0  
 Number of active listings for sale: 18  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
313	522 sq ft	Nov 2024	\$950,000	\$1,820
720	554 sq ft	Nov 2024	\$805,000	\$1,453
721	588 sq ft	Nov 2024	\$880,000	\$1,497
1703	544 sq ft	Sep 2024	\$1,025,000	\$1,884
1019	802 sq ft	Aug 2024	\$1,000,000	\$1,247

## Market Information



Fontainebleau III Sorrento:	\$1556/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

## Inventory for Sale

Fontainebleau III Sorrento: 6%  
 Miami Beach: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Fontainebleau III Sorrento: 151 days  
 Miami Beach: 104 days  
 Miami-Dade: 88 days

