

# Unit 1206 - Fontainebleau II Tresor

1206 - 4441 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11744532             |
| Status:         | Active                |
| Size:           | 1,002 Sq ft.          |
| Bedrooms:       | 1                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | 1 Space,Valet Parking |
| View:           |                       |
| List Price:     | \$1,399,000           |
| List PPSF:      | \$1,396               |
| Valuated Price: | \$1,147,000           |
| Valuated PPSF:  | \$1,145               |

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.

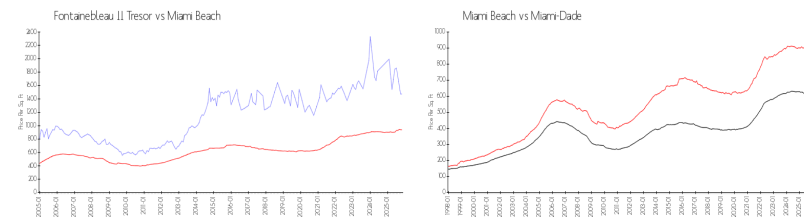
## Building Information

|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 462 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 25  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 10  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 5   |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 3312   | 1,002 sq ft | Nov 2025     | \$1,170,000 | \$1,168 |
| 3310   | 526 sq ft   | Nov 2025     | \$850,000   | \$1,616 |
| 1514   | 1,557 sq ft | Nov 2025     | \$1,240,000 | \$796   |
| 1516   | 491 sq ft   | Nov 2025     | \$850,000   | \$1,731 |
| 2305   | 1,002 sq ft | Oct 2025     | \$1,420,000 | \$1,417 |

## Market Information



|                          |                |              |               |
|--------------------------|----------------|--------------|---------------|
| Fontainebleau II Tresor: | \$1474/sq. ft. | Miami Beach: | \$939/sq. ft. |
| Miami Beach:             | \$939/sq. ft.  | Miami-Dade:  | \$668/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

|                         |          |
|-------------------------|----------|
| Fontainebleau II Tresor | 189 days |
| Miami Beach             | 94 days  |
| Miami-Dade              | 78 days  |

