

Unit 3603 - Fontainebleau II Tresor

3603 - 4441 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	A11834282
Status:	Active
Size:	980 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$1,999,990
List PPSF:	\$2,041
Valuated Price:	\$1,504,000
Valuated PPSF:	\$1,535

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.

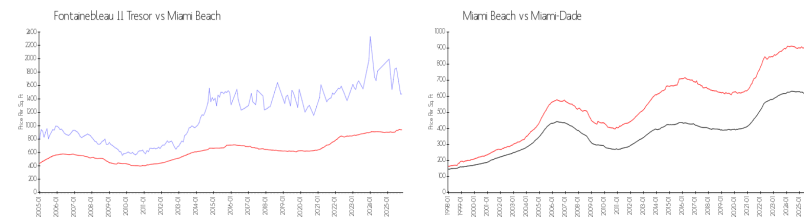
Building Information

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	77 days

