

# Unit 1707 - Fontainebleau III Sorrento

1707 - 4391 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11859478
Status:	Active
Size:	1,502 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	
List Price:	\$2,990,000
List PPSF:	\$1,991
Valuated Price:	\$1,260,000
Valuated PPSF:	\$1,246

*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.*

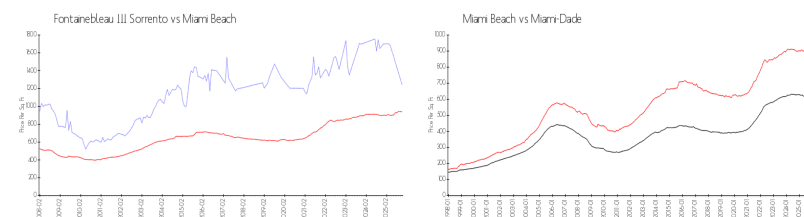
## Building Information

Number of units:	286
Number of active listings for rent:	0
Number of active listings for sale:	24
Building inventory for sale:	8%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
719	824 sq ft	Dec 2025	\$940,500	\$1,141
623	1,063 sq ft	Nov 2025	\$1,365,000	\$1,284
410	1,104 sq ft	Nov 2025	\$1,320,000	\$1,196
1809/1810	1,532 sq ft	Jun 2025	\$3,150,000	\$2,056
1518	538 sq ft	Apr 2025	\$815,000	\$1,515

## Market Information



Fontainebleau III Sorrento:	\$1244/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Fontainebleau III Sorrento	8%
Miami Beach	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Fontainebleau III Sorrento	136 days
Miami Beach	94 days
Miami-Dade	77 days

