

# Unit 1118 - Fontainebleau III Sorrento

1118 - 4391 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

|                 |               |
|-----------------|---------------|
| MLS Number:     | A11918114     |
| Status:         | Active        |
| Size:           | 538 Sq ft.    |
| Bedrooms:       | 0             |
| Full Bathrooms: | 1             |
| Half Bathrooms: | 0             |
| Parking Spaces: | Valet Parking |
| View:           |               |
| List Price:     | \$825,000     |
| List PPSF:      | \$1,533       |
| Valuated Price: | \$579,000     |
| Valuated PPSF:  | \$1,021       |

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.

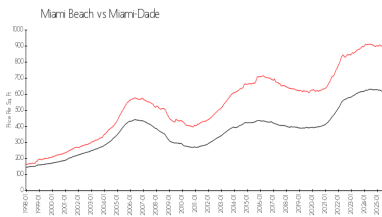
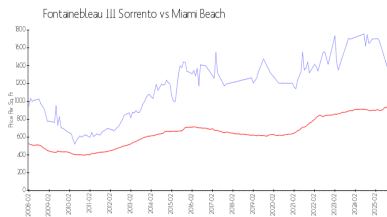
## Building Information

|                                          |     |
|------------------------------------------|-----|
| 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  |

