

# Unit 313 - Fontainebleau III Sorrento

313 - 4391 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11437126
Status:	Active
Size:	522 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$999,999
List PPSF:	\$1,916
Valuated Price:	\$909,000
Valuated PPSF:	\$1,650

*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.*

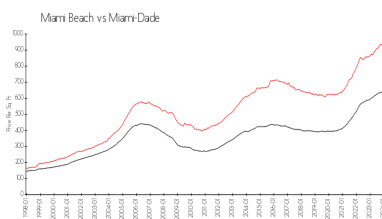
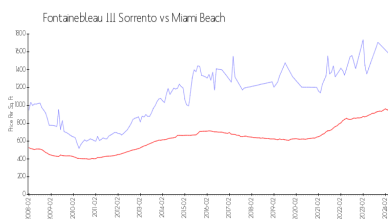
## Building Information

Number of units:	286
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
701	626 sq ft	May 2024	\$915,000	\$1,462
811	521 sq ft	Jan 2024	\$930,000	\$1,785
504	544 sq ft	Oct 2023	\$870,000	\$1,599
1007	958 sq ft	Sep 2023	\$1,490,000	\$1,555
906	544 sq ft	Jul 2023	\$930,000	\$1,710

## Market Information



Fontainebleau III Sorrento:	\$1556/sq. ft.	Miami Beach:	\$968/sq. ft.
Miami Beach:	\$968/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Fontainebleau III Sorrento	3%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Fontainebleau III Sorrento	79 days
Miami Beach	97 days
Miami-Dade	81 days

