

Unit 1607 - Fontainebleau III Sorrento

1607 - 4391 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: A11512712
 Status: Active
 Size: 958 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$1,990,000
 List PPSF: \$2,077
 Valuated Price: \$1,611,000
 Valuated PPSF: \$1,593

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.

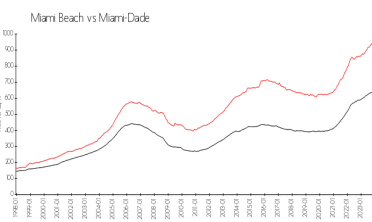
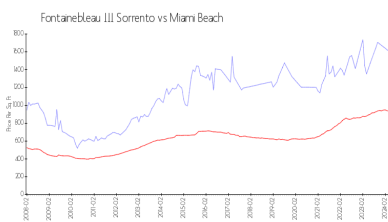
Building Information

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: | \$1607/sq. ft. | Miami Beach: | \$937/sq. ft. |
| Miami Beach: | \$937/sq. ft. | Miami-Dade: | \$695/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

