

# Unit 2503 - Fontainebleau II Tresor

2503 - 4441 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11525259
Status:	Pending
Size:	1,496 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$1,750,000
List PPSF:	\$1,170
Valuated Price:	\$1,577,000
Valuated PPSF:	\$1,609

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.

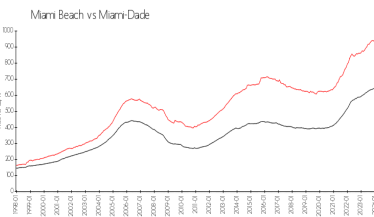
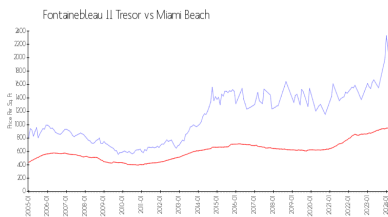
## Building Information

Number of units:	462
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	0%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2310	526 sq ft	Apr 2024	\$830,000	\$1,578
1015/1017	1,557 sq ft	Jan 2024	\$2,100,000	\$1,349
902	516 sq ft	Dec 2023	\$810,000	\$1,570
3509	526 sq ft	Aug 2023	\$930,000	\$1,768

## Market Information



Fontainebleau II Tresor:	\$1725/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Fontainebleau II Tresor	1%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Fontainebleau II Tresor	64 days
Miami Beach	97 days
Miami-Dade	81 days

