



## Fontainebleau III Sorrento

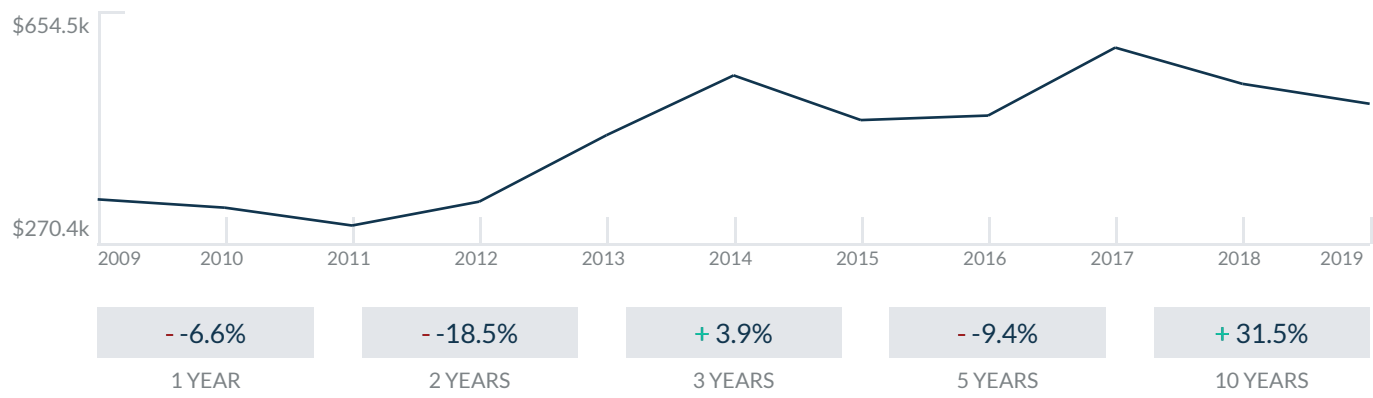
4391 Collins Avenue  
Miami Beach, FL 33140

Every month we compile this comprehensive market report focus on Fontainebleau III Sorrento in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website [fontainebleaucondosforsale.com](http://fontainebleaucondosforsale.com).

### Property Stats

POSTAL CODE 33140

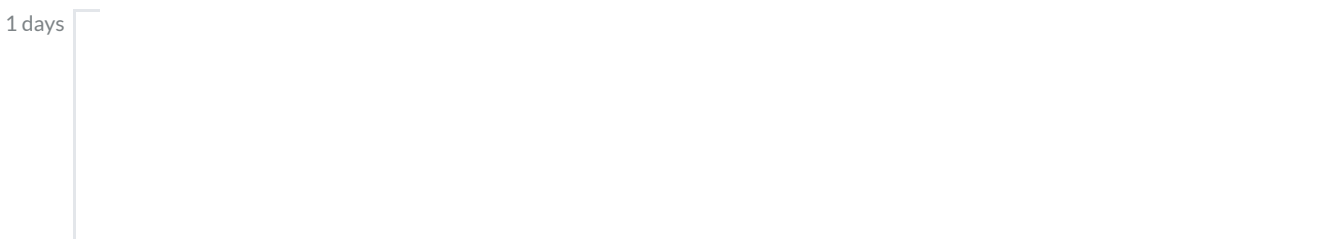
The property stats graph represents the median price evolution since ten years in your postal code area.



### Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



# Mortgage Rates

PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL  
Mater Academy Miami Beach  
8/10

MIDDLE SCHOOL  
Miami Arts Charter School  
10/10

HIGH SCHOOL  
Miami Beach Senior High School  
5/10

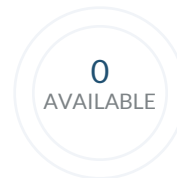
# Insights

IN FONTAINEBLEAU III SORRENTO

Below the average listing prices of available unit per property type.

**% to %**  
CAP RATE  
Yearly net income when rent

**0%**  
NEGOTIABILITY  
What you can negotiate



Sale within the last month

# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Fontainebleau III Sorrento

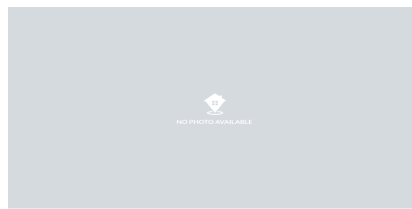


\$725,000



UNIT 1914

SOLD | DEC 2014

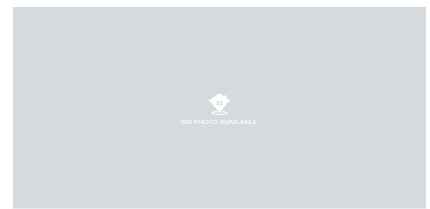


\$595,000



UNIT 1005

SOLD | SEP 2016

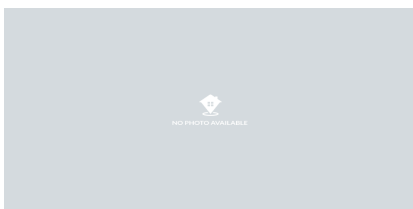


\$499,000



UNIT 1504

SOLD | SEP 2016

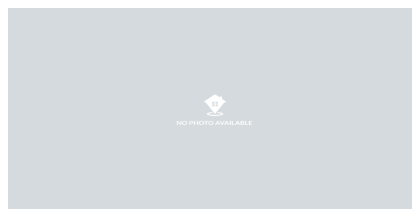


\$427,000



UNIT 417

SOLD | SEP 2016



\$390,000



UNIT 1417

SOLD | SEP 2016

## Sold

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LAST 20 PROPERTIES SOLD IN FONTAINEBLEAU III SORRENTO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1914	\$725,000	0/1	\$1,347.6	538	Jan 2015	10
1005	\$595,000	0/1	\$1,036.6	574	Dec 2013	65
417	\$427,000	0/1	\$775.0	551	Nov 2011	367
1417	\$390,000	0/1	\$686.6	568	Nov 2009	220

## Rented

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LAST 20 PROPERTIES RENTED IN FONTAINEBLEAU III SORRENTO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
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