

Unit 3509 - Four Seasons

3509 - 1425 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11507623
Status:	Pending
Size:	983 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking, Guest Parking, Valet Parking
View:	
List Price:	\$1,100,000
List PPSF:	\$1,119
Valuated Price:	\$954,000
Valuated PPSF:	\$970

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:	263
Number of active listings for rent:	16
Number of active listings for sale:	12
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

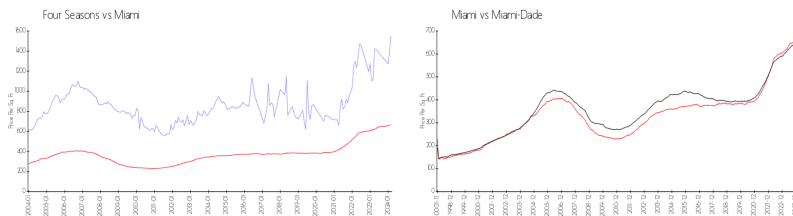
Building Association Information

Four Seasons Condominiums
 Residence: 305.381.3208
 Condo hotel: (305)-381-3081

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
56F	3,682 sq ft	Apr 2024	\$4,850,000	\$1,317
66A	1,495 sq ft	Feb 2024	\$1,575,000	\$1,054
42A	1,708 sq ft	Jan 2024	\$1,800,000	\$1,054
65C	2,139 sq ft	Jan 2024	\$2,775,000	\$1,297
59B	2,009 sq ft	Aug 2023	\$1,950,000	\$971

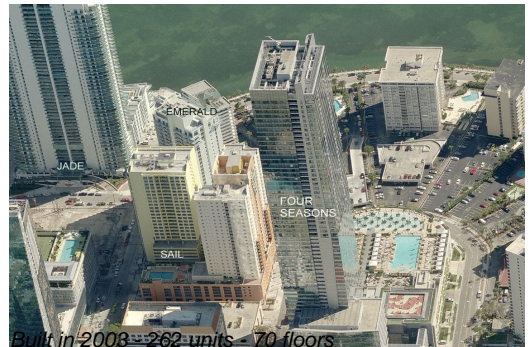
Market Information



Four Seasons:	\$1552/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Four Seasons	5%
Miami	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Four Seasons	232 days
Miami	84 days
Miami-Dade	81 days