

# Unit 719 - Tower Fourty One

719 - 4101 Pine Tree Dr, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11538380
Status:	Active
Size:	820 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Other Parking
View:	
List Price:	\$425,000
List PPSF:	\$518
Valuated Price:	\$460,000
Valuated PPSF:	\$561

*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:	444
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	1%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

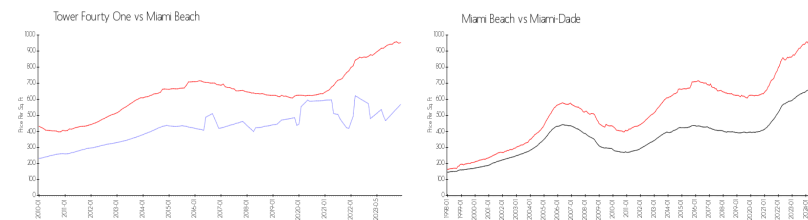
## Building Association Information

Tower Forty One Association Inc  
 4101 Pine Tree Dr, Miami Beach, FL 33140  
 (305) 534-8378

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1407	740 sq ft	Apr 2024	\$325,000	\$439
615	975 sq ft	Apr 2024	\$710,000	\$728
1127	1,298 sq ft	Apr 2024	\$735,000	\$566
1120	835 sq ft	Sep 2023	\$400,000	\$479
511	1,081 sq ft	Aug 2023	\$625,000	\$578
319	820 sq ft	Aug 2023	\$305,000	\$372

## Market Information



Tower Fourty One:	\$569/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Tower Fourty One	2%
Miami Beach	4%
Miami-Dade	3%



## **Avg. Time to Close Over Last 12 Months**

Tower Fourty One	41 days
Miami Beach	98 days
Miami-Dade	81 days