

Unit 3209 - Four Seasons

3209 - 1425 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

| | |
|-----------------|---------------|
| MLS Number: | A11577619 |
| Status: | Active |
| Size: | 983 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Valet Parking |
| View: | |
| List Price: | \$1,075,000 |
| List PPSF: | \$1,094 |
| Valuated Price: | \$754,000 |
| Valuated PPSF: | \$767 |

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: | 15 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 8 |
| Number of sales over the last 3 months: | 5 |

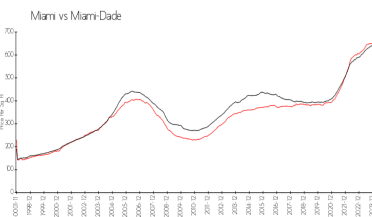
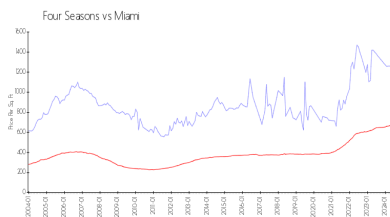
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 51D | 1,114 sq ft | Jun 2024 | \$1,195,000 | \$1,073 |
| 57A | 1,579 sq ft | May 2024 | \$1,673,000 | \$1,060 |
| 3509 | 983 sq ft | May 2024 | \$1,015,000 | \$1,033 |
| 3601 | 1,946 sq ft | May 2024 | \$1,750,000 | \$899 |
| 56F | 3,682 sq ft | Apr 2024 | \$4,850,000 | \$1,317 |

Market Information

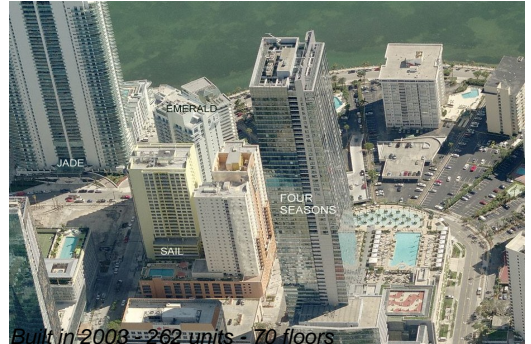


| | | | |
|---------------|----------------|-------------|---------------|
| Four Seasons: | \$1265/sq. ft. | Miami: | \$673/sq. ft. |
| Miami: | \$673/sq. ft. | Miami-Dade: | \$705/sq. ft. |

Inventory for Sale

| | |
|--------------|----|
| Four Seasons | 6% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months



Four Seasons
Miami
Miami-Dade

157 days
83 days
82 days