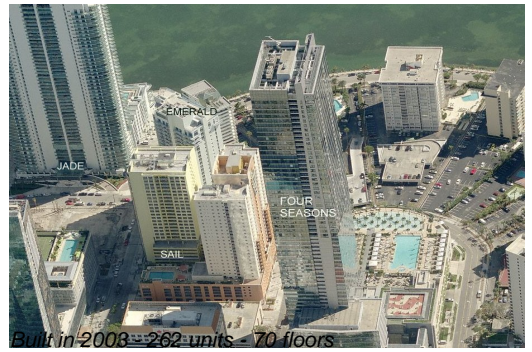


# Unit 3111 - Four Seasons

3111 - 1425 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11586313
Status:	Active
Size:	624 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$940,000
List PPSF:	\$1,506
Valuated Price:	\$474,000
Valuated PPSF:	\$760



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

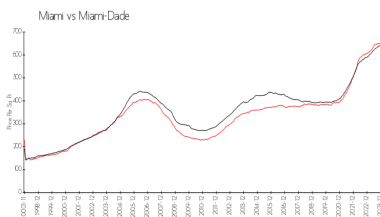
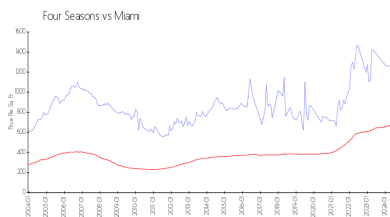
## Building Association Information

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