

# 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: | \$473,000             |
| Valuated PPSF:  | \$758                 |

*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:      | 14  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 1   |

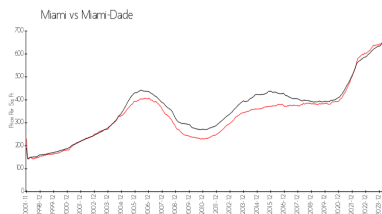
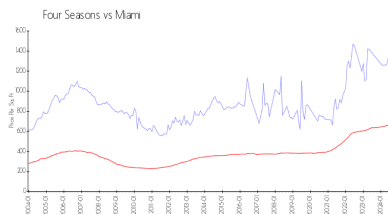
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 49B    | 2,083 sq ft | Aug 2024     | \$2,450,000 | \$1,176 |
| 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   |

## Market Information



|               |                |             |               |
|---------------|----------------|-------------|---------------|
| Four Seasons: | \$1261/sq. ft. | Miami:      | \$664/sq. ft. |
| Miami:        | \$664/sq. ft.  | Miami-Dade: | \$696/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

|              |          |
|--------------|----------|
| Four Seasons | 147 days |
| Miami        | 85 days  |
| Miami-Dade   | 84 days  |

