

# Unit 3506 - Four Seasons

3506 - 1425 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11588297
Status:	Pending
Size:	2,062 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking
View:	
Rental Price:	\$12,000
List PPSF:	\$6
Valuated Price:	\$1,368,000
Valuated PPSF:	\$663

*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.*

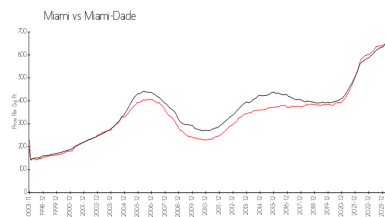
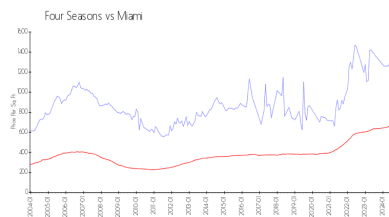
## Building Information

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

## 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

