

# Unit PH-4B - Capri

PH-4B - 1491 Lincoln Ter, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11647815  
 Status: Active  
 Size: 2,165 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Additional Spaces Available,Valet Parking  
 View:  
 List Price: \$4,499,000  
 List PPSF: \$2,078  
 Valuated Price: \$3,123,000  
 Valuated PPSF: \$1,442

*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: 69  
 Number of active listings for rent: 1  
 Number of active listings for sale: 8  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

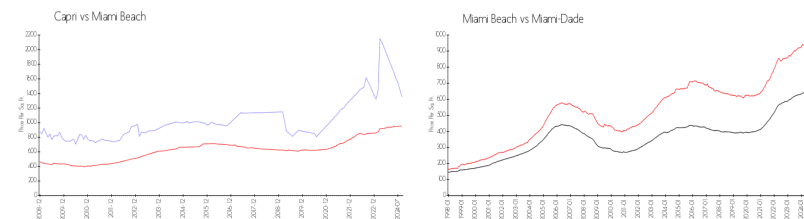
## Building Association Information

Capri South Beach Condo Association Inc  
 (305) 695-8912 & (305) 695-8909

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 402    | 1,842 sq ft | Jul 2024     | \$2,845,000 | \$1,545 |
| 305    | 1,396 sq ft | Jun 2024     | \$1,325,000 | \$949   |
| PH-3   | 1,919 sq ft | Jun 2024     | \$3,900,000 | \$2,032 |

## Market Information



|              |                |              |               |
|--------------|----------------|--------------|---------------|
| Capri:       | \$1356/sq. ft. | Miami Beach: | \$951/sq. ft. |
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## Inventory for Sale

|             |     |
|-------------|-----|
| Capri       | 12% |
| Miami Beach | 5%  |
| Miami-Dade  | 4%  |

## Avg. Time to Close Over Last 12 Months

|             |          |
|-------------|----------|
| Capri       | 103 days |
| Miami Beach | 102 days |
| Miami-Dade  | 87 days  |

