

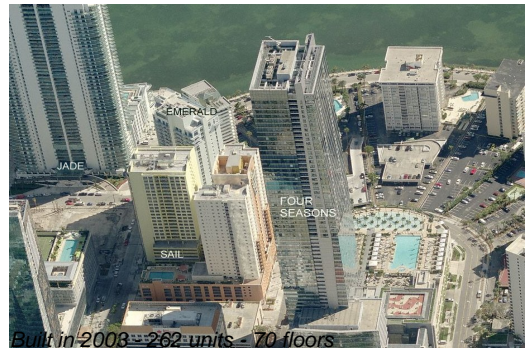
Unit 3512 - Four Seasons

3512 - 1425 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11667531
Status:	Active
Size:	1,747 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$1,995,000
List PPSF:	\$1,142
Valuated Price:	\$1,817,000
Valuated PPSF:	\$1,040

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:	26
Building inventory for sale:	9%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

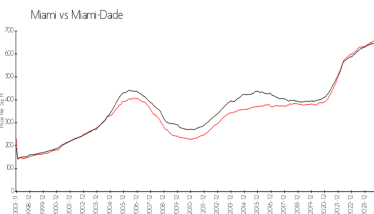
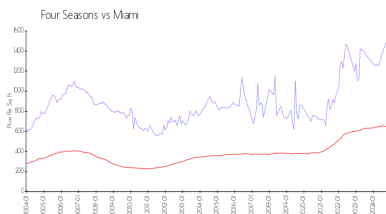
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3209	983 sq ft	Dec 2024	\$945,000	\$961
57E	3,357 sq ft	Sep 2024	\$4,500,000	\$1,340
PH69C	2,139 sq ft	Sep 2024	\$2,850,000	\$1,332
49B	2,083 sq ft	Aug 2024	\$2,450,000	\$1,176
51D	1,114 sq ft	Jun 2024	\$1,195,000	\$1,073

Market Information



Four Seasons:	\$1581/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Four Seasons	10%
Miami	5%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

Four Seasons	137 days
Miami	92 days
Miami-Dade	91 days