

Unit 1120 - Tower Fourty One

1120 - 4101 Pine Tree Dr, Miami Beach, FL, Miami-Dade 33140

Unit Information

| | |
|-----------------|---|
| MLS Number: | A11533616 |
| Status: | Active |
| Size: | 835 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Covered Parking,Guest Parking,Valet Parking |
| View: | |
| List Price: | \$695,000 |
| List PPSF: | \$832 |
| Valuated Price: | \$445,000 |
| Valuated PPSF: | \$533 |

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

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|--|-----|
| Number of units: | 444 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 10 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 3 |

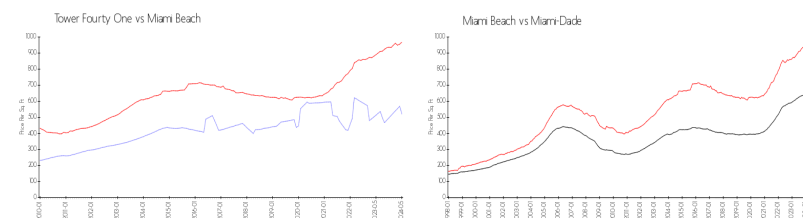
Building Association Information

Tower Forty One Association Inc
4101 Pine Tree Dr, Miami Beach, FL 33140
(305) 534-8378

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1407 | 740 sq ft | Apr 2024 | \$325,000 | \$439 |
| 615 | 975 sq ft | Apr 2024 | \$710,000 | \$728 |
| 1127 | 1,298 sq ft | Apr 2024 | \$735,000 | \$566 |
| 1120 | 835 sq ft | Sep 2023 | \$400,000 | \$479 |
| 511 | 1,081 sq ft | Aug 2023 | \$625,000 | \$578 |
| 319 | 820 sq ft | Aug 2023 | \$305,000 | \$372 |

Market Information



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|-------------------|---------------|--------------|---------------|
| Tower Fourty One: | \$520/sq. ft. | Miami Beach: | \$968/sq. ft. |
| Miami Beach: | \$968/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

| | |
|------------------|----|
| Tower Fourty One | 2% |
| Miami Beach | 4% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|------------------|---------|
| Tower Fourty One | 41 days |
| Miami Beach | 97 days |
| Miami-Dade | 81 days |