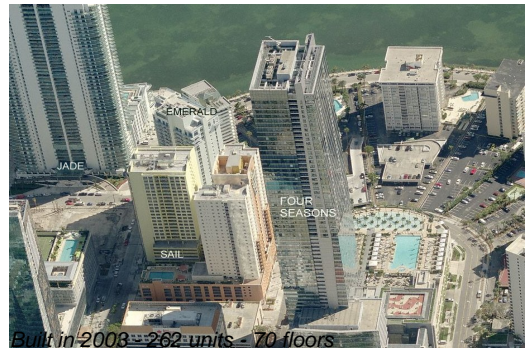


Unit 3112 - Four Seasons

3112 - 1425 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11536326 |
| Status: | Active |
| Size: | 1,747 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$2,399,000 |
| List PPSF: | \$1,373 |
| Valuated Price: | \$1,354,000 |
| Valuated PPSF: | \$775 |



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: | 16 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 2 |

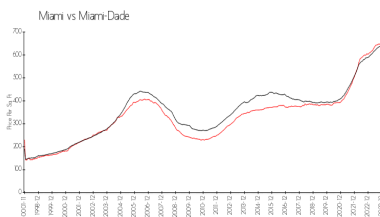
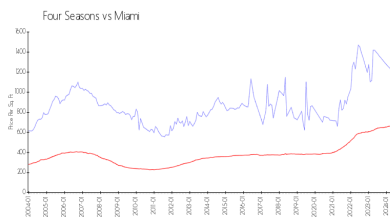
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 3601 | 1,946 sq ft | May 2024 | \$1,750,000 | \$899 |
| 56F | 3,682 sq ft | Apr 2024 | \$4,850,000 | \$1,317 |
| 66A | 1,495 sq ft | Feb 2024 | \$1,575,000 | \$1,054 |
| 42A | 1,708 sq ft | Jan 2024 | \$1,800,000 | \$1,054 |
| 65C | 2,139 sq ft | Jan 2024 | \$2,775,000 | \$1,297 |

Market Information



| | | | |
|---------------|----------------|-------------|---------------|
| Four Seasons: | \$1224/sq. ft. | Miami: | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|--------------|----|
| Four Seasons | 6% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

Four Seasons
Miami
Miami-Dade

219 days
84 days
81 days