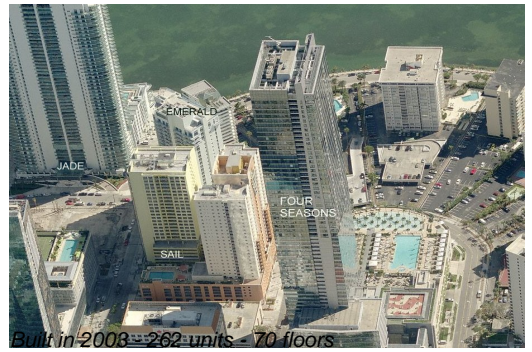


# Unit 3412 - Four Seasons

3412 - 1425 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11540187
Status:	Active
Size:	1,747 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$2,190,000
List PPSF:	\$1,254
Valuated Price:	\$1,395,000
Valuated PPSF:	\$799



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

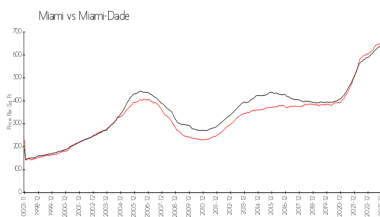
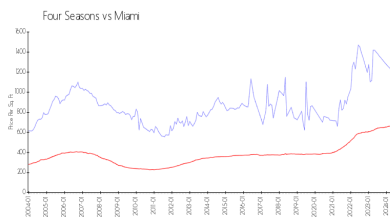
## Building Association Information

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