

# Unit 61F - Four Seasons

61F - 1425 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11564636  
 Status: Active  
 Size: 0 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$11,000,000  
 Valuated Price: \$6,016,000  
 Valuated PPSF: \$1,672

*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

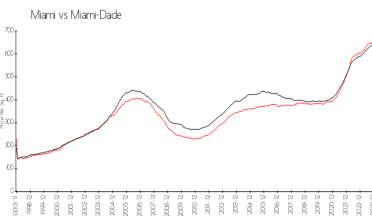
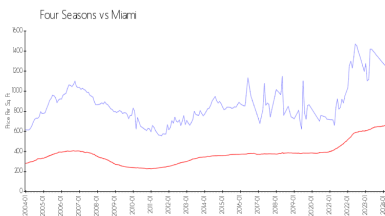
## Building Association Information

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

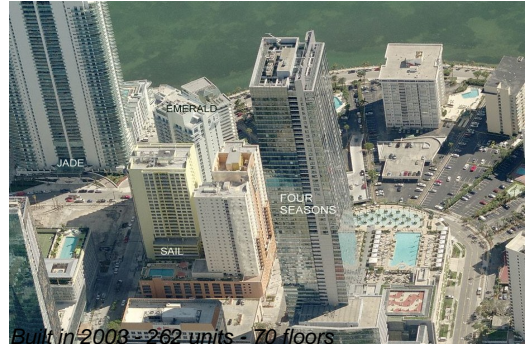


Four Seasons: \$1224/sq. ft.      Miami: \$669/sq. ft.  
 Miami: \$669/sq. ft.              Miami-Dade: \$694/sq. ft.

## 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