

Unit 3105 - Paramount Miami Worldcenter

3105 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11476287
 Status: Active
 Size: 1,254 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$958,000
 List PPSF: \$764
 Valuated Price: \$868,000
 Valuated PPSF: \$692

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.

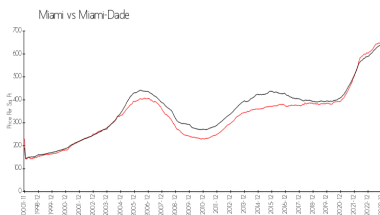
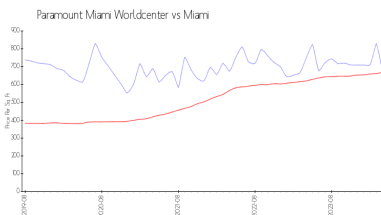
Building Information

Number of units: 568
 Number of active listings for rent: 0
 Number of active listings for sale: 69
 Building inventory for sale: 12%
 Number of sales over the last 12 months: 37
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 4

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 4509 | 1,753 sq ft | May 2024 | \$1,315,000 | \$750 |
| 1807 | 1,547 sq ft | Mar 2024 | \$1,165,000 | \$753 |
| 2309 | 1,559 sq ft | Feb 2024 | \$1,190,000 | \$763 |
| 2610 | 1,294 sq ft | Feb 2024 | \$665,000 | \$514 |
| 3407 | 1,547 sq ft | Feb 2024 | \$1,110,000 | \$718 |
| 907 | 1,531 sq ft | Feb 2024 | \$940,000 | \$614 |

Market Information



| | | | |
|------------------------------|---------------|-------------|---------------|
| Paramount Miami Worldcenter: | \$670/sq. ft. | Miami: | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

Paramount Miami Worldcenter: 12%
 Miami: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Paramount Miami Worldcenter: 126 days
 Miami: 84 days
 Miami-Dade: 81 days

