

# Unit 1110 - Paraiso Bayviews

1110 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11497852  
 Status: Active  
 Size: 1,141 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$718,000  
 List PPSF: \$629  
 Valuated Price: \$643,000  
 Valuated PPSF: \$564

*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: 384  
 Number of active listings for rent: 0  
 Number of active listings for sale: 32  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 25  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 3

## Building Association Information

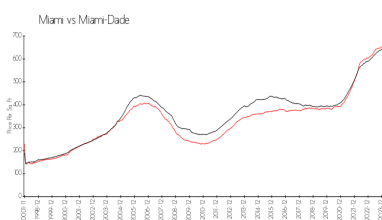
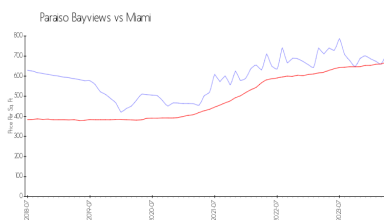
Paraiso Bayviews  
 Address: 501 NE 31st St,  
 Miami, FL 33137  
 Phone: +1 305-361-0229

<https://www.paraisobaycondomiami.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1705	618 sq ft	Apr 2024	\$515,000	\$833
4010	1,141 sq ft	Apr 2024	\$800,000	\$701
2708	1,084 sq ft	Apr 2024	\$645,000	\$595
3205	750 sq ft	Jan 2024	\$519,000	\$692
3106		Jan 2024	\$800,000	

## Market Information



Paraiso Bayviews: \$712/sq. ft.  
 Miami: \$669/sq. ft.

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

## Inventory for Sale

Paraiso Bayviews 8%  
 Miami 4%



Miami-Dade

3%

**Avg. Time to Close Over Last 12 Months**

Paraiso Bayviews

120 days

Miami

84 days

Miami-Dade

81 days