

Unit 2306 - Paraiso Bayviews

2306 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11512036 |
| Status: | Pending |
| Size: | 1,152 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$785,000 |
| List PPSF: | \$681 |
| Valuated Price: | \$842,000 |
| Valuated PPSF: | \$731 |

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

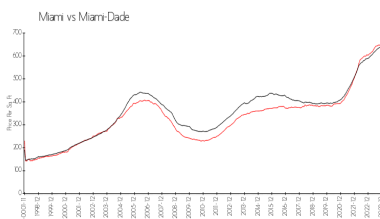
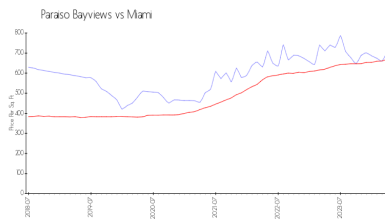
Paraiso Bayviews
 Address: 501 NE 31st St,
 Miami, FL 33137
 Phone: +1 305-361-0229

<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

118 days

Miami

84 days

Miami-Dade

81 days