

# Unit 2101 - Paraiso Bayviews

2101 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11526103
Status:	Active
Size:	1,110 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$840,000
List PPSF:	\$757
Valuated Price:	\$795,000
Valuated PPSF:	\$716

*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

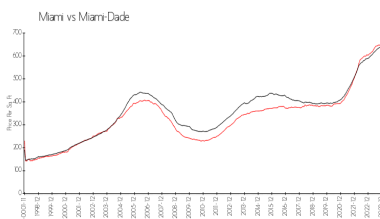
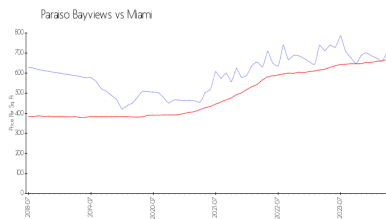
Paraiso Bayviews  
 Address: 501 NE 31st St,  
 Miami, FL 33137  
 Phone: +1 305-361-0229

<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