

# Unit 3305 - Paraiso Bayviews

3305 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11543950
Status:	Active
Size:	618 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	
List Price:	\$532,000
List PPSF:	\$861
Valuated Price:	\$526,000
Valuated PPSF:	\$851

*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:	33
Building inventory for sale:	8%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	5

## Building Association Information

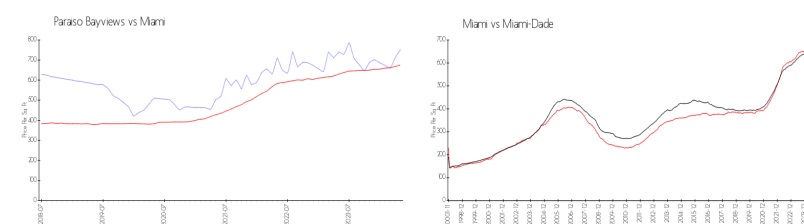
Paraiso Bayviews  
Address: 501 NE 31st St,  
Miami, FL 33137  
Phone: +1 305-361-0229

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
809	944 sq ft	May 2024	\$600,000	\$636
2507	746 sq ft	May 2024	\$510,000	\$684
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

## Market Information



Paraiso Bayviews: \$751/sq. ft.  
Miami: \$675/sq. ft.

Miami: \$675/sq. ft.  
Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Paraiso Bayviews	9%
Miami	4%



Built in 2018 - 384 units - 44 floors

Miami-Dade	3%
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**Avg. Time to Close Over Last 12 Months**

Paraiso Bayviews	122 days
Miami	83 days
Miami-Dade	81 days