

Unit 3003 - Paraiso Bayviews

3003 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | A11549761 |
| Status: | Active |
| Size: | 662 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Valet Parking |
| View: | |
| List Price: | \$539,000 |
| List PPSF: | \$814 |
| Valuated Price: | \$547,000 |
| Valuated PPSF: | \$826 |

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

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|--|-----|
| 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

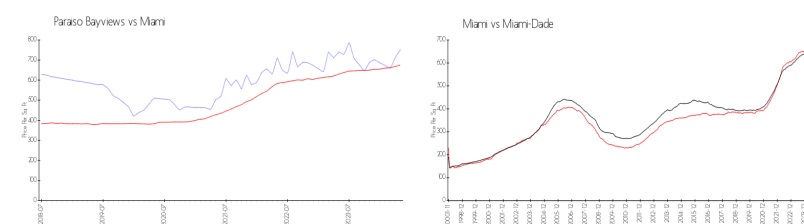
Paraiso Bayviews
Address: 501 NE 31st St,
Miami, FL 33137
Phone: +1 305-361-0229

<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% |



| | |
|------------|----|
| Miami-Dade | 3% |
|------------|----|

Avg. Time to Close Over Last 12 Months

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