

Unit 4008 - Paramount Miami Worldcenter

4008 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

Unit Information

| | |
|-----------------|-----------------|
| MLS Number: | A11550404 |
| Status: | Active |
| Size: | 1,498 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | Covered Parking |
| View: | |
| List Price: | \$1,150,000 |
| List PPSF: | \$768 |
| Valuated Price: | \$1,031,000 |
| Valuated PPSF: | \$688 |

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.

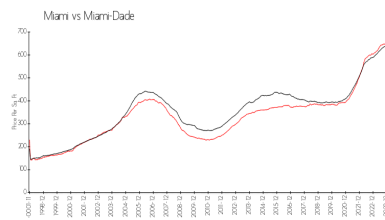
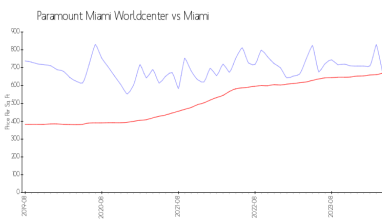
Building Information

| | |
|------------------------------------------|-----|
| Number of units: | 568 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 69 |
| Building inventory for sale: | 12% |
| Number of sales over the last 12 months: | 37 |
| Number of sales over the last 6 months: | 11 |
| Number of sales over the last 3 months: | 4 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 4509 | 1,753 sq ft | May 2024 | \$1,315,000 | \$750 |
| 1807 | 1,547 sq ft | Mar 2024 | \$1,165,000 | \$753 |
| 2309 | 1,559 sq ft | Feb 2024 | \$1,190,000 | \$763 |
| 2610 | 1,294 sq ft | Feb 2024 | \$665,000 | \$514 |
| 3407 | 1,547 sq ft | Feb 2024 | \$1,110,000 | \$718 |
| 907 | 1,531 sq ft | Feb 2024 | \$940,000 | \$614 |

Market Information



| | | | |
|------------------------------|---------------|-------------|---------------|
| Paramount Miami Worldcenter: | \$670/sq. ft. | Miami: | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|-----------------------------|-----|
| Paramount Miami Worldcenter | 12% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------------------|----------|
| Paramount Miami Worldcenter | 126 days |
| Miami | 84 days |
| Miami-Dade | 81 days |

