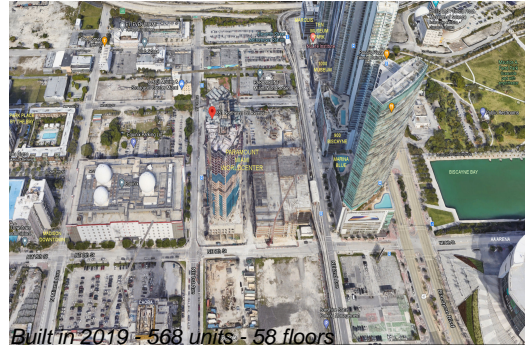


Unit 3805 - Paramount Miami Worldcenter

3805 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11552890
Status:	Active
Size:	2,841 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	Bay
Rental Price:	\$16,000
List PPSF:	\$6
Valuated Price:	\$2,109,000
Valuated PPSF:	\$742

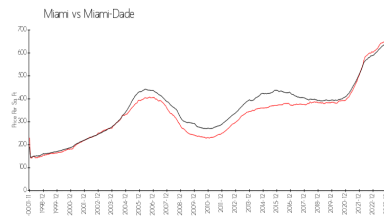
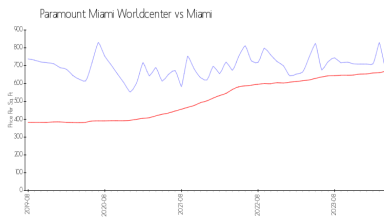


The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

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

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