

# Unit 3604 - Paramount Miami Worldcenter

3604 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

## Unit Information

|                 |                                       |
|-----------------|---------------------------------------|
| MLS Number:     | A11572911                             |
| Status:         | Active                                |
| Size:           | 1,185 Sq ft.                          |
| Bedrooms:       | 1                                     |
| Full Bathrooms: | 2                                     |
| Half Bathrooms: |                                       |
| Parking Spaces: | 1 Space, Other Parking, Valet Parking |
| View:           |                                       |
| List Price:     | \$739,000                             |
| List PPSF:      | \$624                                 |
| Valuated Price: | \$784,000                             |
| Valuated PPSF:  | \$662                                 |

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.

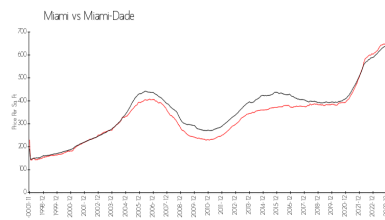
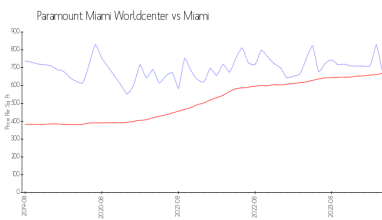
## Building Information

|  |     |
|--|-----|
| 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  |

