

# Unit 3409 - Paramount Miami Worldcenter

3409 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11119489  
 Status: Active  
 Size: 1,559 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$1,450,000  
 List PPSF: \$930  
 Valuated Price: \$1,377,000  
 Valuated PPSF: \$883

*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.*

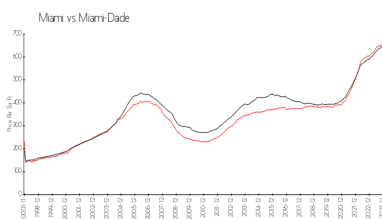
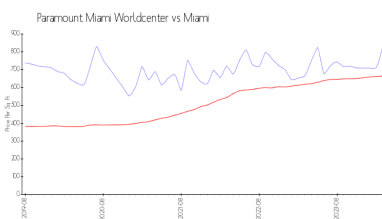
## Building Information

Number of units: 568  
 Number of active listings for rent: 0  
 Number of active listings for sale: 74  
 Building inventory for sale: 13%  
 Number of sales over the last 12 months: 39  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 6

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$829/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Paramount Miami Worldcenter: 13%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Paramount Miami Worldcenter: 133 days  
 Miami: 84 days  
 Miami-Dade: 81 days

