

Unit 2105 - One Paraiso

2105 - 3131 NE 7 Ave, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11200630
 Status: Active
 Size: 1,088 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$1,150,000
 List PPSF: \$1,057
 Valuated Price: \$978,000
 Valuated PPSF: \$899

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: 273
 Number of active listings for rent: 0
 Number of active listings for sale: 21
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 27
 Number of sales over the last 6 months: 12
 Number of sales over the last 3 months: 6

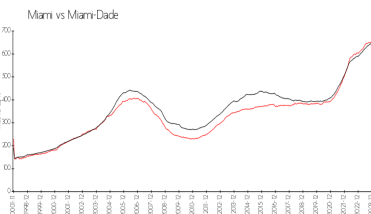
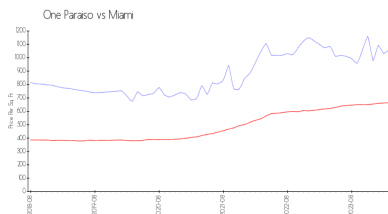
Building Association Information

One Paraiso Residences
 Address: 3131 NE 7th Ave,
 Miami, FL 33137
 Phone: +1 305-390-0416

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1803	1,526 sq ft	Apr 2024	\$1,470,000	\$963
3603	1,526 sq ft	Apr 2024	\$1,475,000	\$967
2304	1,526 sq ft	Mar 2024	\$1,400,000	\$917
2406	1,873 sq ft	Mar 2024	\$2,460,000	\$1,313
2902	959 sq ft	Feb 2024	\$875,000	\$912
702	959 sq ft	Feb 2024	\$755,000	\$787

Market Information

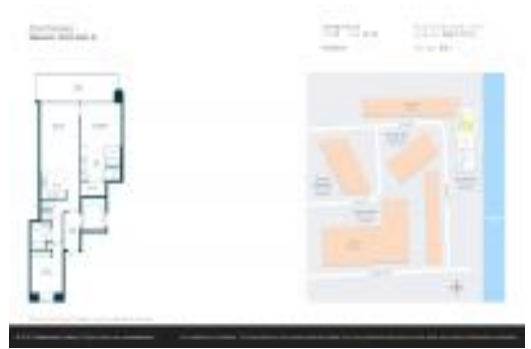


One Paraiso: \$1063/sq. ft.
 Miami: \$665/sq. ft.

Miami: \$665/sq. ft.
 Miami-Dade: \$703/sq. ft.

Inventory for Sale

One Paraiso 8%
 Miami 4%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

One Paraiso	153 days
Miami	84 days
Miami-Dade	81 days