

Unit 2806 - Paramount Miami Worldcenter

2806 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11318403
Status:	Pending
Size:	1,173 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$825,000
List PPSF:	\$703
Valuated Price:	\$887,000
Valuated PPSF:	\$756

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.

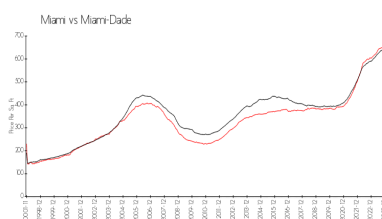
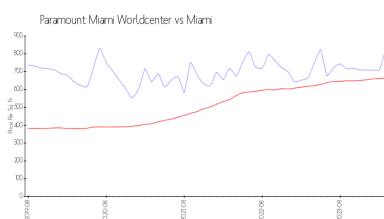
Building Information

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:	37
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

