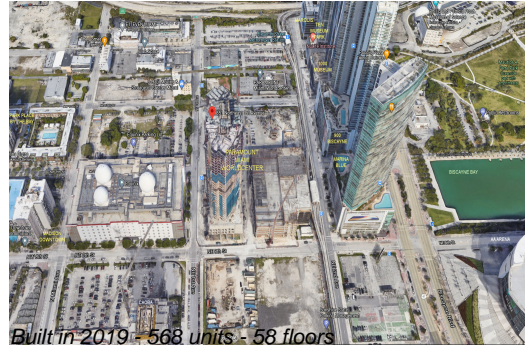


Unit 704 - Paramount Miami Worldcenter

704 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11426237
Status:	Active
Size:	2,450 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking
View:	
Rental Price:	\$19,400
List PPSF:	\$8
Valuated Price:	\$1,408,000
Valuated PPSF:	\$575

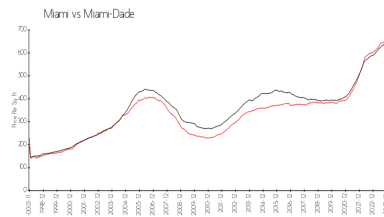
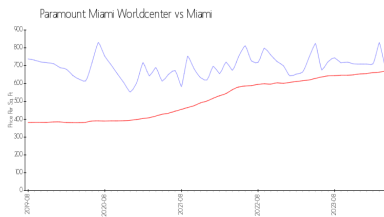


The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

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:	36
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	6

Market Information



Paramount Miami Worldcenter:	\$675/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/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	130 days
Miami	84 days
Miami-Dade	81 days