

Unit 1506 - One Paraiso

1506 - 3131 NE 7 Ave, Miami, FL, Miami-Dade 33137

Unit Information

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|-----------------|---|
| MLS Number: | A11449539 |
| Status: | Active |
| Size: | 1,634 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Deeded Parking |
| View: | |
| List Price: | \$1,950,000 |
| List PPSF: | \$1,193 |
| Valuated Price: | \$1,561,000 |
| Valuated PPSF: | \$955 |

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: | 26 |
| Number of sales over the last 6 months: | 12 |
| Number of sales over the last 3 months: | 4 |

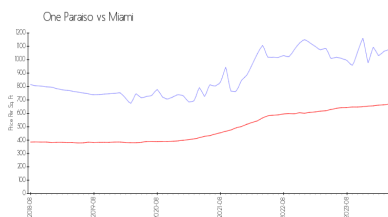
Building Association Information

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

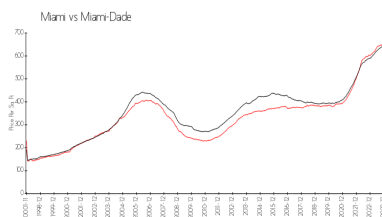
Recent Sales

| 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: \$1077/sq. ft.
Miami: \$669/sq. ft.



Miami: \$669/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

| | |
|-------------|----------|
| One Paraiso | 151 days |
| Miami | 84 days |
| Miami-Dade | 81 days |