

# Unit 2604 - One Paraiso

2604 - 3131 NE 7 Ave, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11462116
Status:	Active
Size:	1,526 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$1,445,000
List PPSF:	\$947
Valuated Price:	\$1,442,000
Valuated PPSF:	\$945

*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:	28
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	6

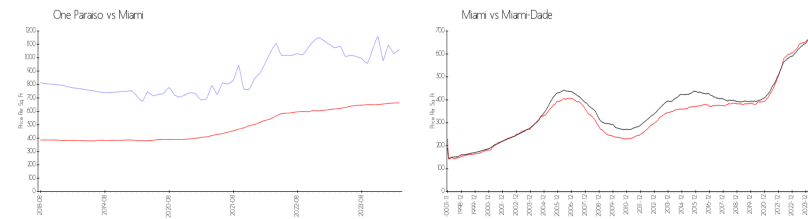
## Building Association Information

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