

# Unit 2709 - Paraiso Bayviews

2709 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11492433
Status:	Active
Size:	944 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$699,000
List PPSF:	\$740
Valuated Price:	\$611,000
Valuated PPSF:	\$647

*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:	384
Number of active listings for rent:	0
Number of active listings for sale:	34
Building inventory for sale:	8%
Number of sales over the last 12 months:	32
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	3

## Building Association Information

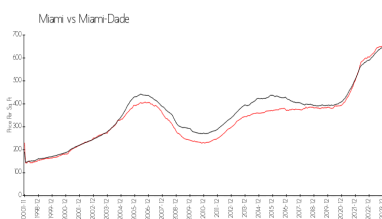
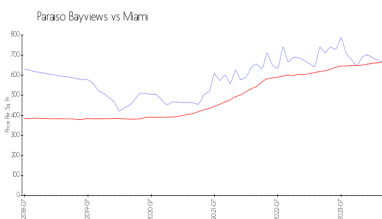
Paraiso Bayviews  
 Address: 501 NE 31st St,  
 Miami, FL 33137  
 Phone: +1 305-361-0229

<https://www.paraisobaycondomiami.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4010	1,141 sq ft	Apr 2024	\$800,000	\$701
2708	1,084 sq ft	Apr 2024	\$645,000	\$595
3205	750 sq ft	Jan 2024	\$519,000	\$692
3106		Jan 2024	\$800,000	
2803	662 sq ft	Dec 2023	\$494,000	\$746
3602	622 sq ft	Dec 2023	\$500,000	\$804
3002	622 sq ft	Dec 2023	\$520,000	\$836
3703	662 sq ft	Dec 2023	\$517,500	\$782

## Market Information



Paraiso Bayviews: \$663/sq. ft.  
 Miami: \$665/sq. ft.

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

## Inventory for Sale



Paraiso Bayviews	9%
Miami	4%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Paraiso Bayviews	114 days
Miami	84 days
Miami-Dade	81 days