

Unit 2008 - Paraiso Bayviews

2008 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11510225 |
| Status: | Active |
| Size: | 1,084 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$649,500 |
| List PPSF: | \$599 |
| Valuated Price: | \$637,000 |
| Valuated PPSF: | \$588 |

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

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|--|-----|
| 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: | 27 |
| Number of sales over the last 6 months: | 11 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

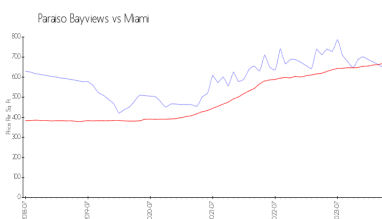
Paraiso Bayviews
Address: 501 NE 31st St,
Miami, FL 33137
Phone: +1 305-361-0229

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

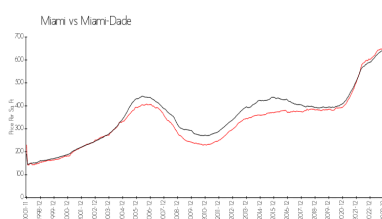
Recent Sales

| 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: \$646/sq. ft.
Miami: \$669/sq. ft.



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

Inventory for Sale



Built in 2018 - 384 units - 44 floors

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

Avg. Time to Close Over Last 12 Months

| | |
|------------------|----------|
| Paraiso Bayviews | 112 days |
| Miami | 84 days |
| Miami-Dade | 81 days |