

Unit 2306 - Paraiso Bayviews

2306 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11512036
Status:	Pending
Size:	1,152 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$785,000
List PPSF:	\$681
Valuated Price:	\$842,000
Valuated PPSF:	\$731

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:	32
Building inventory for sale:	8%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	3

Building Association Information

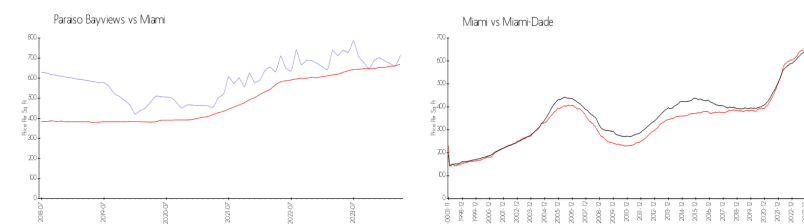
Paraiso Bayviews
Address: 501 NE 31st St,
Miami, FL 33137
Phone: +1 305-361-0229

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1705	618 sq ft	Apr 2024	\$515,000	\$833
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	

Market Information



Paraiso Bayviews: \$712/sq. ft.
Miami: \$669/sq. ft.

Miami: \$669/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

Paraiso Bayviews	8%
Miami	4%



Miami-Dade	3%
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Avg. Time to Close Over Last 12 Months

Paraiso Bayviews	118 days
Miami	84 days
Miami-Dade	81 days