

# Unit 2710 - Paraiso Bayviews

2710 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11516106                                |
| Status:         | Active                                   |
| Size:           | 1,141 Sq ft.                             |
| Bedrooms:       | 2  |
| Full Bathrooms: | 2  |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View:           | Bay,Intracoastal View,Other View         |
| Rental Price:   | \$4,800                                  |
| List PPSF:      | \$4                                      |
| Valuated Price: | \$754,000                                |
| Valuated PPSF:  | \$661                                    |

*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

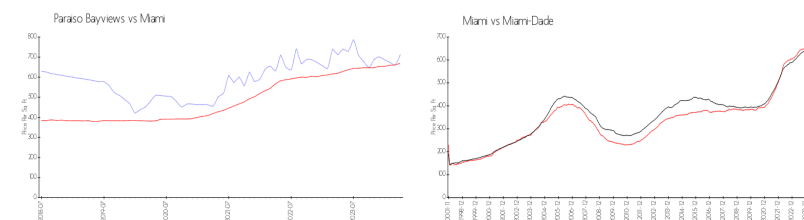
|  |     |
|--|-----|
| Number of units:                         | 384 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 32  |
| Building inventory for sale:             | 8%  |
| Number of sales over the last 12 months: | 25  |
| Number of sales over the 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/>

## 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% |

## Avg. Time to Close Over Last 12 Months

|                  |          |
|------------------|----------|
| Paraiso Bayviews | 120 days |
| Miami            | 84 days  |
| Miami-Dade       | 81 days  |



Built in 2018 - 384 units - 44 floors