

# Unit 605 - One Paraiso

605 - 3131 NE 7 Ave, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11517201  
 Status: Active  
 Size: 1,088 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$1,020,000  
 List PPSF: \$938  
 Valuated Price: \$843,000  
 Valuated PPSF: \$775

*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: 27  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 6

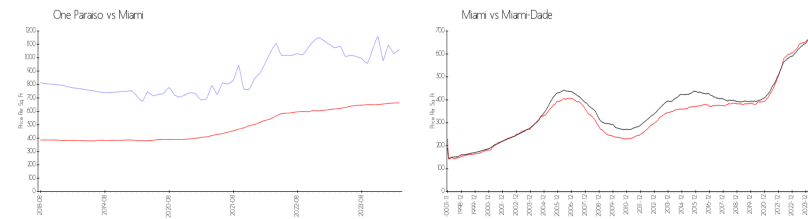
## Building Association Information

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