

# Unit 4406 - One Paraiso

4406 - 3131 NE 7 Ave, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11521862
Status:	Active
Size:	1,634 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$2,600,000
List PPSF:	\$1,591
Valuated Price:	\$2,083,000
Valuated PPSF:	\$1,275

*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:	19
Building inventory for sale:	6%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	6

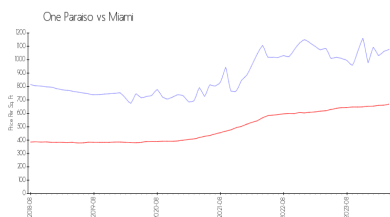
## Building Association Information

One Paraiso Residences  
Address: 3131 NE 7th Ave,  
Miami, FL 33137  
Phone: +1 305-390-0416

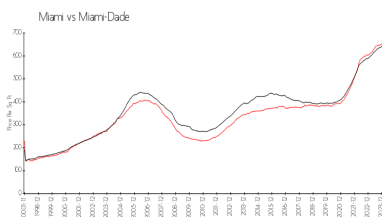
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2704	1,526 sq ft	May 2024	\$1,350,000	\$885
4104	1,526 sq ft	May 2024	\$1,493,000	\$978
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

## Market Information



One Paraiso: \$1077/sq. ft.  
Miami: \$669/sq. ft.



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

## Inventory for Sale

One Paraiso	7%
Miami	4%
Miami-Dade	3%



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

One Paraiso	153 days
Miami	84 days
Miami-Dade	81 days