

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: 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: 5

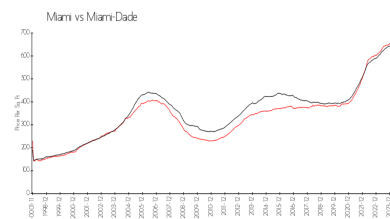
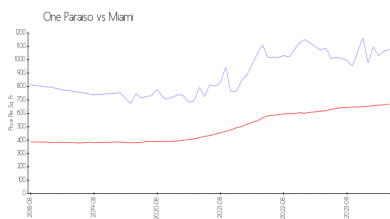
Building Association Information

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

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 Miami-Dade: \$698/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