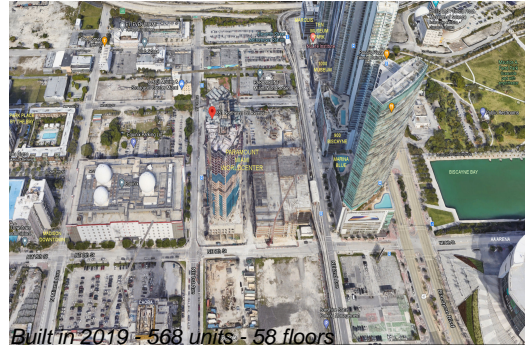


Unit 204 - Paramount Miami Worldcenter

204 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11523883
 Status: Active
 Size: 702 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View:
 List Price: \$520,000
 List PPSF: \$741
 Valuated Price: \$471,000
 Valuated PPSF: \$671



Built in 2019 - 568 units - 58 floors

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.

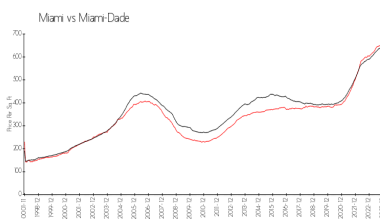
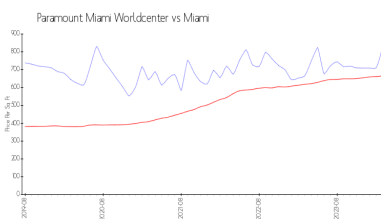
Building Information

Number of units: 568
 Number of active listings for rent: 0
 Number of active listings for sale: 74
 Building inventory for sale: 13%
 Number of sales over the last 12 months: 39
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 6

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1807	1,547 sq ft	Mar 2024	\$1,165,000	\$753
2309	1,559 sq ft	Feb 2024	\$1,190,000	\$763
2610	1,294 sq ft	Feb 2024	\$665,000	\$514
3407	1,547 sq ft	Feb 2024	\$1,110,000	\$718
907	1,531 sq ft	Feb 2024	\$940,000	\$614

Market Information



Paramount Miami Worldcenter:	\$829/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Paramount Miami Worldcenter: 13%
 Miami: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Paramount Miami Worldcenter: 133 days
 Miami: 84 days
 Miami-Dade: 81 days