

Unit 2101 - Paraiso Bayviews

2101 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | A11526103 |
| Status: | Active |
| Size: | 1,110 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Valet Parking |
| View: | |
| List Price: | \$840,000 |
| List PPSF: | \$757 |
| Valuated Price: | \$741,000 |
| Valuated PPSF: | \$668 |

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: | 34 |
| Building inventory for sale: | 8% |
| Number of sales over the last 12 months: | 30 |
| Number of sales over the last 6 months: | 11 |
| Number of sales over the last 3 months: | 3 |

Building Association Information

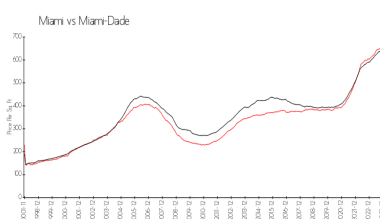
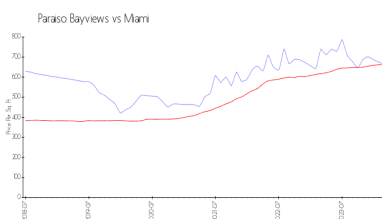
Paraiso Bayviews
 Address: 501 NE 31st St,
 Miami, FL 33137
 Phone: +1 305-361-0229

<https://www.paraisobaycondomiami.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 4010 | 1,141 sq ft | Apr 2024 | \$800,000 | \$701 |
| 2708 | 1,084 sq ft | Apr 2024 | \$645,000 | \$595 |
| 3205 | 750 sq ft | Jan 2024 | \$519,000 | \$692 |
| 3106 | | Jan 2024 | \$800,000 | |
| 2803 | 662 sq ft | Dec 2023 | \$494,000 | \$746 |
| 3602 | 622 sq ft | Dec 2023 | \$500,000 | \$804 |
| 3002 | 622 sq ft | Dec 2023 | \$520,000 | \$836 |
| 3703 | 662 sq ft | Dec 2023 | \$517,500 | \$782 |

Market Information



Paraiso Bayviews: \$663/sq. ft.
 Miami: \$665/sq. ft.

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

Inventory for Sale



| | |
|------------------|----|
| Paraiso Bayviews | 9% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------|----------|
| Paraiso Bayviews | 111 days |
| Miami | 84 days |
| Miami-Dade | 81 days |