

# Unit 2004 - One Paraiso

2004 - 3131 NE 7 Ave, Miami, FL, Miami-Dade 33137

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11531770    |
| Status:         | Active       |
| Size:           | 1,526 Sq ft. |
| Bedrooms:       | 3            |
| Full Bathrooms: | 3            |
| Half Bathrooms: | 1            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$1,420,000  |
| List PPSF:      | \$931        |
| Valuated Price: | \$1,379,000  |
| Valuated PPSF:  | \$904        |

*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: | 26  |
| Number of sales over the last 6 months:  | 12  |
| Number of sales over the last 3 months:  | 4   |

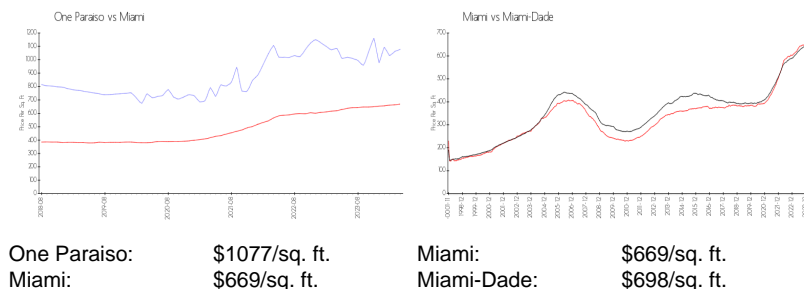
## Building Association Information

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



## Inventory for Sale

|             |    |
|-------------|----|
| One Paraiso | 8% |
| Miami       | 4% |
| Miami-Dade  | 3% |



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

|             |          |
|-------------|----------|
| One Paraiso | 151 days |
| Miami       | 84 days  |
| Miami-Dade  | 81 days  |