

# Unit 2804 - One Paraiso

2804 - 3131 NE 7 Ave, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11544514  
 Status: Active  
 Size: 1,526 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$1,419,000  
 List PPSF: \$930  
 Valuated Price: \$1,471,000  
 Valuated PPSF: \$964

*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: 6

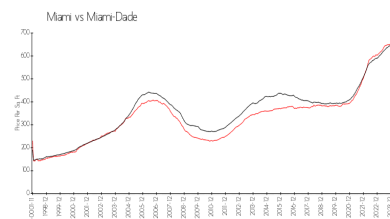
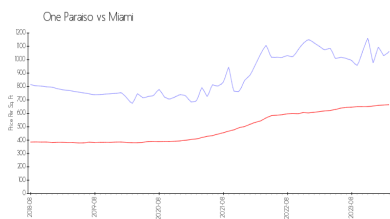
## Building Association Information

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
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: \$1063/sq. ft.  
 Miami: \$665/sq. ft.

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 Miami-Dade: \$703/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