

# Unit 3704 - Paramount Miami Worldcenter

3704 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

## Unit Information

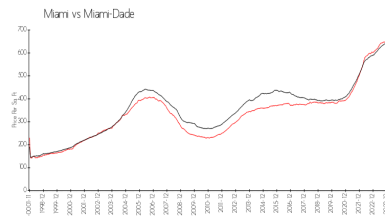
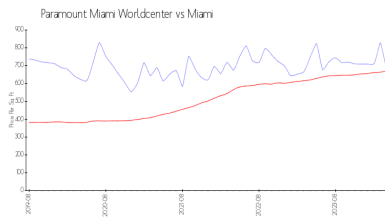
MLS Number: A11563479  
 Status: Active  
 Size: 1,185 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View: Ocean View  
 Rental Price: \$4,600  
 List PPSF: \$4  
 Valuated Price: \$798,000  
 Valuated PPSF: \$673

*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: 36  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 6

## Market Information



Paramount Miami Worldcenter:	\$675/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/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: 130 days  
 Miami: 84 days  
 Miami-Dade: 81 days

