

# Unit 3604 - Paramount Miami Worldcenter

3604 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11572911
Status:	Active
Size:	1,185 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Other Parking, Valet Parking
View:	
List Price:	\$739,000
List PPSF:	\$624
Valuated Price:	\$784,000
Valuated PPSF:	\$662

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.

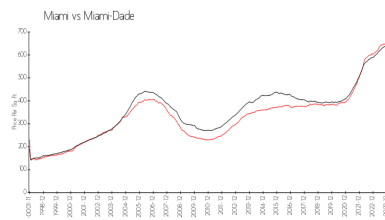
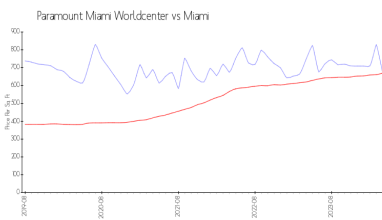
## Building Information

Number of units:	568
Number of active listings for rent:	0
Number of active listings for sale:	69
Building inventory for sale:	12%
Number of sales over the last 12 months:	37
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4509	1,753 sq ft	May 2024	\$1,315,000	\$750
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:	\$670/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Paramount Miami Worldcenter	12%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Paramount Miami Worldcenter	126 days
Miami	84 days
Miami-Dade	81 days

