

# Unit 5211 - Paramount Miami Worldcenter

5211 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11578611
Status:	Active
Size:	3,852 Sq ft.
Bedrooms:	4
Full Bathrooms:	5
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$4,700,000
List PPSF:	\$1,220
Valuated Price:	\$3,753,000
Valuated PPSF:	\$974

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.

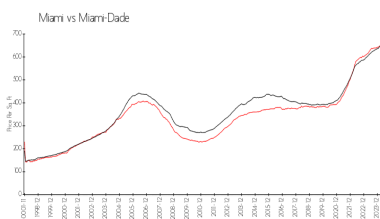
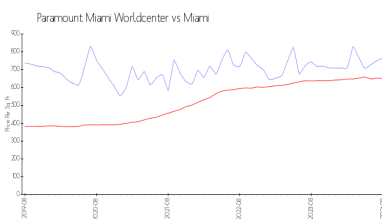
## Building Information

Number of units:	568
Number of active listings for rent:	0
Number of active listings for sale:	79
Building inventory for sale:	13%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3604	1,185 sq ft	Aug 2024	\$611,000	\$516
PH 5301	3,312 sq ft	Aug 2024	\$3,800,000	\$1,147
2505	1,254 sq ft	Aug 2024	\$935,000	\$746
1802	937 sq ft	Jul 2024	\$575,000	\$614
3006	1,173 sq ft	Jul 2024	\$820,000	\$699

## Market Information



Paramount Miami Worldcenter:	\$765/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Paramount Miami Worldcenter	14%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Paramount Miami Worldcenter	113 days
Miami	85 days
Miami-Dade	84 days

