

# Unit 5401 - Paramount Miami Worldcenter

5401 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11583291
Status:	Active
Size:	6,513 Sq ft.
Bedrooms:	5
Full Bathrooms:	6
Half Bathrooms:	1
Parking Spaces:	Covered Parking,Other Parking,Valet Parking
View:	
List Price:	\$8,499,000
List PPSF:	\$1,305
Valuated Price:	\$6,734,000
Valuated PPSF:	\$1,084

*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.*

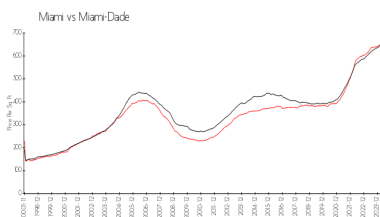
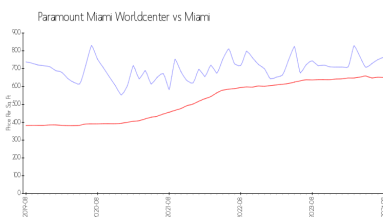
## Building Information

Number of units:	568
Number of active listings for rent:	0
Number of active listings for sale:	73
Building inventory for sale:	12%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
PH5105	1,422 sq ft	May 2024	\$1,135,000	\$798
4509	1,753 sq ft	May 2024	\$1,315,000	\$750
5001	3,814 sq ft	May 2024	\$3,700,000	\$970

## 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	13%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

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

