

# Unit 4106 - Paramount Miami Worldcenter

4106 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11589517  
 Status: Active  
 Size: 1,173 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$830,000  
 List PPSF: \$708  
 Valuated Price: \$817,000  
 Valuated PPSF: \$697

*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.*

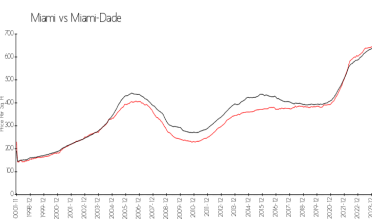
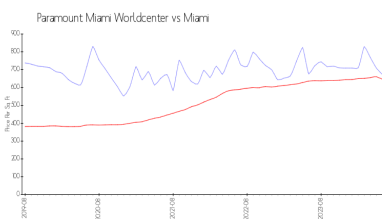
## Building Information

Number of units: 568  
 Number of active listings for rent: 0  
 Number of active listings for sale: 68  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 27  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1807	1,547 sq ft	Mar 2024	\$1,165,000	\$753

## Market Information



Paramount Miami Worldcenter:	\$671/sq. ft.	Miami:	\$645/sq. ft.
Miami:	\$645/sq. ft.	Miami-Dade:	\$704/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: 112 days  
 Miami: 84 days  
 Miami-Dade: 83 days

