

# Unit PH4305 - Paraiso Bayviews

PH4305 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11591145  
 Status: Active  
 Size: 0 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$625,000  
 Valuated Price: \$716,000  
 Valuated PPSF: \$860

*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: 384  
 Number of active listings for rent: 0  
 Number of active listings for sale: 31  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 27  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 7

## Building Association Information

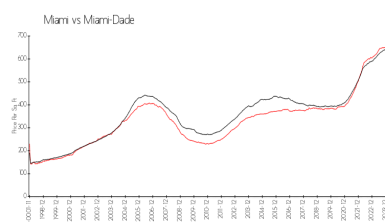
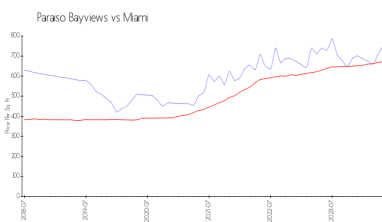
Paraiso Bayviews  
 Address: 501 NE 31st St,  
 Miami, FL 33137  
 Phone: +1 305-361-0229

<https://www.paraisobaycondomiami.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2008	1,084 sq ft	Jun 2024	\$635,000	\$586
3902	622 sq ft	Jun 2024	\$498,000	\$801
809	944 sq ft	May 2024	\$600,000	\$636
2507	746 sq ft	May 2024	\$510,000	\$684
1705	618 sq ft	Apr 2024	\$515,000	\$833
4010	1,141 sq ft	Apr 2024	\$800,000	\$701
2708	1,084 sq ft	Apr 2024	\$645,000	\$595

## Market Information



Paraiso Bayviews: \$751/sq. ft.  
 Miami: \$673/sq. ft.

Miami: \$673/sq. ft.  
 Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Paraiso Bayviews 8%



Miami	4%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Paraiso Bayviews	120 days
Miami	83 days
Miami-Dade	82 days