

# Unit 3002 - Paramount Miami Worldcenter

3002 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11592620
Status:	Active
Size:	937 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$729,000
List PPSF:	\$778
Valuated Price:	\$531,000
Valuated PPSF:	\$567

*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.*

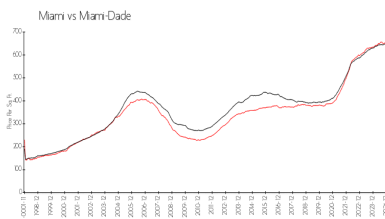
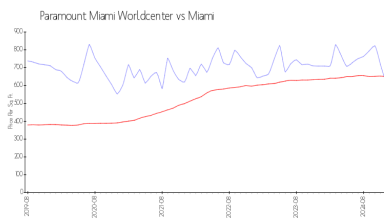
## Building Information

Number of units:	568
Number of active listings for rent:	0
Number of active listings for sale:	97
Building inventory for sale:	17%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4003		Jan 2025	\$1,200,000	
2705	1,254 sq ft	Dec 2024	\$750,000	\$598
2301	2,204 sq ft	Dec 2024	\$1,250,000	\$567
2308	1,498 sq ft	Dec 2024	\$830,000	\$554
912	2,320 sq ft	Oct 2024	\$1,350,000	\$582

## Market Information



Paramount Miami Worldcenter:	\$609/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Paramount Miami Worldcenter	17%
Miami	5%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months

Paramount Miami Worldcenter	140 days
Miami	92 days
Miami-Dade	91 days

