

Unit 304 - One Paraiso

304 - 3131 NE 7 Ave, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11593115
 Status: Active
 Size: 1,526 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$1,255,000
 List PPSF: \$822
 Valuated Price: \$1,181,000
 Valuated PPSF: \$774

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: 273
 Number of active listings for rent: 0
 Number of active listings for sale: 21
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 3

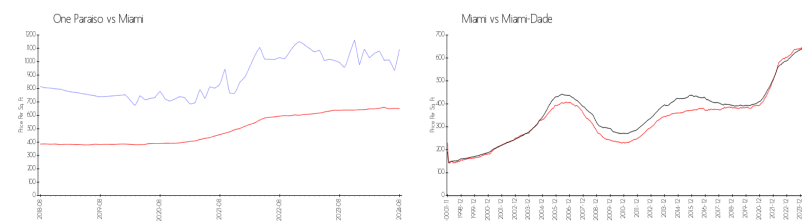
Building Association Information

One Paraiso Residences
 Address: 3131 NE 7th Ave,
 Miami, FL 33137
 Phone: +1 305-390-0416

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1903	1,526 sq ft	Aug 2024	\$1,385,000	\$908
3701	1,634 sq ft	Jul 2024	\$1,775,000	\$1,086
1004	1,526 sq ft	Jun 2024	\$1,400,000	\$917
3105	1,088 sq ft	May 2024	\$1,125,000	\$1,034
2704	1,526 sq ft	May 2024	\$1,350,000	\$885
4104	1,526 sq ft	May 2024	\$1,493,000	\$978

Market Information



One Paraiso: \$1092/sq. ft.
 Miami: \$650/sq. ft.
 Miami: \$650/sq. ft.
 Miami-Dade: \$697/sq. ft.

Inventory for Sale

One Paraiso: 8%
 Miami: 4%
 Miami-Dade: 4%



Avg. Time to Close Over Last 12 Months

One Paraiso	115 days
Miami	84 days
Miami-Dade	84 days