

Unit 4804 - One Paraiso

4804 - 3131 NE 7 Ave, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11593686
Status:	Active
Size:	1,526 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$1,650,000
List PPSF:	\$1,081
Valuated Price:	\$1,848,000
Valuated PPSF:	\$1,211

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

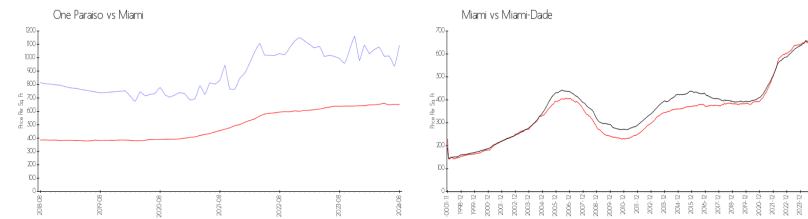
Building Association Information

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