

# Unit 1610 - Paramount Miami Worldcenter

1610 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11599942  
 Status: Active  
 Size: 1,185 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$698,000  
 List PPSF: \$589  
 Valuated Price: \$733,000  
 Valuated PPSF: \$619

*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.*

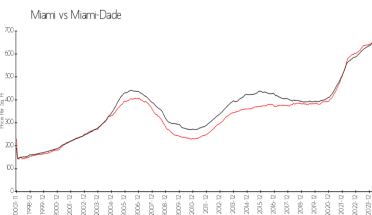
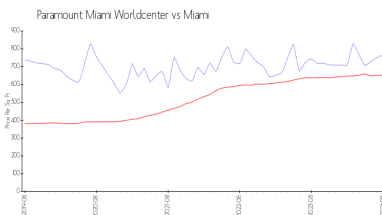
## Building Information

Number of units: 568  
 Number of active listings for rent: 0  
 Number of active listings for sale: 73  
 Building inventory for sale: 12%  
 Number of sales over the last 12 months: 23  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH 5301	3,312 sq ft	Aug 2024	\$3,800,000	\$1,147
2505	1,254 sq ft	Aug 2024	\$935,000	\$746
1802	937 sq ft	Jul 2024	\$575,000	\$614
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

## Market Information



Paramount Miami Worldcenter:	\$765/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Paramount Miami Worldcenter: 13%  
 Miami: 4%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Paramount Miami Worldcenter: 113 days  
 Miami: 84 days  
 Miami-Dade: 84 days

