

Unit 2304 - Paraiso Bayviews

2304 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11602665
Status:	Active
Size:	610 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$525,000
List PPSF:	\$861
Valuated Price:	\$470,000
Valuated PPSF:	\$770

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

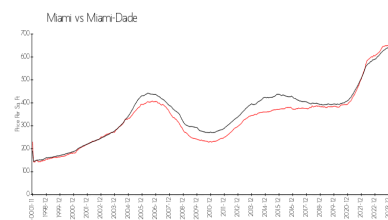
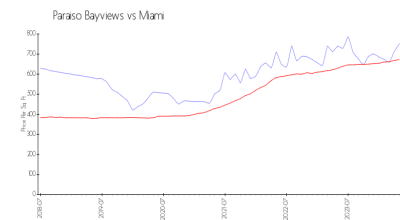
Paraiso Bayviews
 Address: 501 NE 31st St,
 Miami, FL 33137
 Phone: +1 305-361-0229

<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	122 days
Miami	83 days
Miami-Dade	82 days