

Unit 909 - Paramount Miami Worldcenter

909 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11603311
Status:	Active
Size:	1,552 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$1,165,000
List PPSF:	\$751
Valuated Price:	\$865,000
Valuated PPSF:	\$557

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.

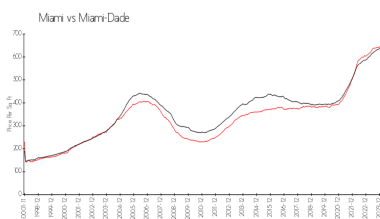
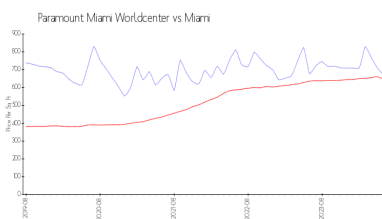
Building Information

Number of units:	568
Number of active listings for rent:	0
Number of active listings for sale:	68
Building inventory for sale:	11%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1807	1,547 sq ft	Mar 2024	\$1,165,000	\$753

Market Information



Paramount Miami Worldcenter:	\$671/sq. ft.	Miami:	\$645/sq. ft.
Miami:	\$645/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Paramount Miami Worldcenter	12%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Paramount Miami Worldcenter	112 days
Miami	84 days
Miami-Dade	83 days

