

# Unit 304 - Paraiso Bayviews

304 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11613919
Status:	Active
Size:	610 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$439,900
List PPSF:	\$721
Valuated Price:	\$338,000
Valuated PPSF:	\$554

*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:	41
Building inventory for sale:	10%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	1

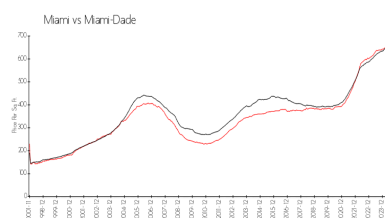
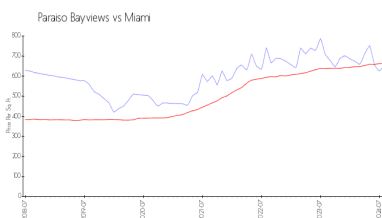
## Building Association Information

Paraiso Bayviews  
Address: 501 NE 31st St,  
Miami, FL 33137

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	618 sq ft	Sep 2024	\$400,000	\$647
2706	1,152 sq ft	Jul 2024	\$770,000	\$668
2306	1,152 sq ft	Jun 2024	\$755,000	\$655
2008	1,084 sq ft	Jun 2024	\$635,000	\$586
3902	622 sq ft	Jun 2024	\$498,000	\$801

## Market Information



Paraiso Bayviews:	\$658/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Paraiso Bayviews	11%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Paraiso Bayviews	104 days
Miami	85 days



