

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: \$440,000
 List PPSF: \$721
 Valuated Price: \$336,000
 Valuated PPSF: \$551

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: 34
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 25
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 7

Building Association Information

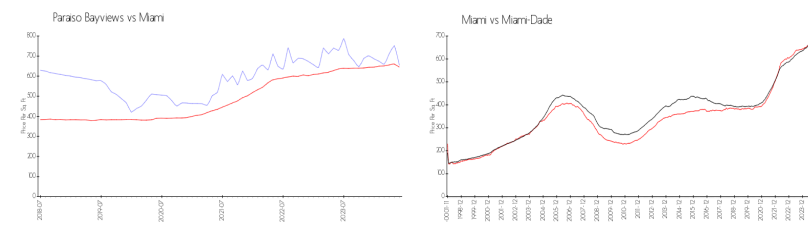
Paraiso Bayviews
 Address: 501 NE 31st St,
 Miami, FL 33137
 Phone: +1 305-361-0229

<https://www.paraisobaycondomiami.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
809	944 sq ft	May 2024	\$600,000	\$636
2507	746 sq ft	May 2024	\$510,000	\$684

Market Information



Paraiso Bayviews: \$655/sq. ft.
 Miami: \$645/sq. ft.

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

Inventory for Sale



Paraiso Bayviews	9%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Paraiso Bayviews	108 days
Miami	84 days
Miami-Dade	83 days