

Unit 5312 - Paramount Miami Worldcenter

5312 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11617093
 Status: Active
 Size: 3,312 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 5
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$3,750,000
 List PPSF: \$1,132
 Valuated Price: \$2,599,000
 Valuated PPSF: \$785

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.

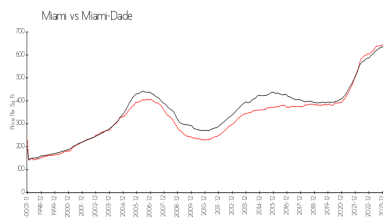
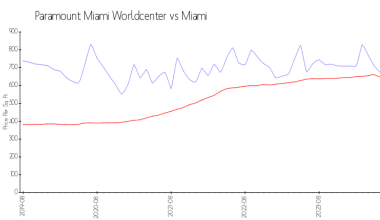
Building Information

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: 26
 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: 111 days
 Miami: 84 days
 Miami-Dade: 83 days

