

Unit 3509 - Paraiso Bayviews

3509 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11621179
 Status: Active
 Size: 944 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$710,000
 List PPSF: \$752
 Valuated Price: \$655,000
 Valuated PPSF: \$694

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: 39
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 4

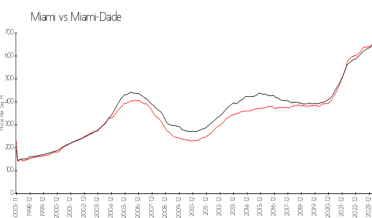
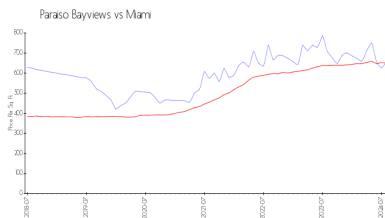
Building Association Information

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

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: \$657/sq. ft.
 Miami: \$650/sq. ft.

Miami: \$650/sq. ft.
 Miami-Dade: \$697/sq. ft.

Inventory for Sale

Paraiso Bayviews: 10%
 Miami: 4%
 Miami-Dade: 4%



Avg. Time to Close Over Last 12 Months

Paraiso Bayviews	101 days
Miami	84 days
Miami-Dade	84 days