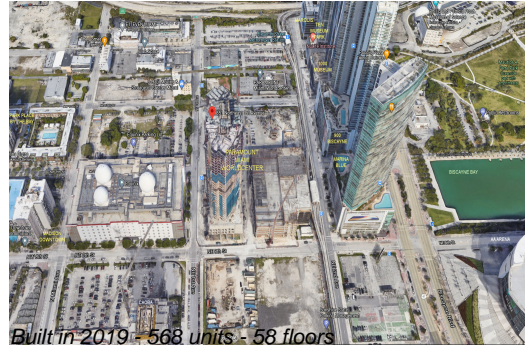


Unit 703 - Paramount Miami Worldcenter

703 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11631245
 Status: Active
 Size: 2,450 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces, Valet Parking
 View:
 List Price: \$3,295,000
 List PPSF: \$1,345
 Valuated Price: \$1,269,000
 Valuated PPSF: \$518



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.

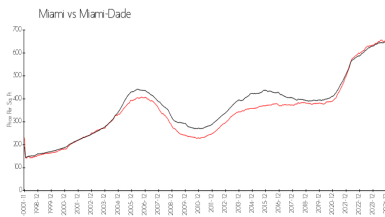
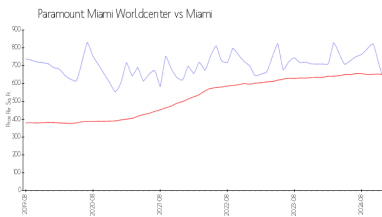
Building Information

Number of units: 568
 Number of active listings for rent: 0
 Number of active listings for sale: 97
 Building inventory for sale: 17%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4003		Jan 2025	\$1,200,000	
2705	1,254 sq ft	Dec 2024	\$750,000	\$598
2301	2,204 sq ft	Dec 2024	\$1,250,000	\$567
2308	1,498 sq ft	Dec 2024	\$830,000	\$554
912	2,320 sq ft	Oct 2024	\$1,350,000	\$582

Market Information



Paramount Miami Worldcenter:	\$609/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Paramount Miami Worldcenter: 17%
 Miami: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Paramount Miami Worldcenter: 141 days
 Miami: 91 days
 Miami-Dade: 90 days