

Unit 3409 - Paramount Miami Worldcenter

3409 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11636491
 Status: Active
 Size: 1,559 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Covered Parking, Valet Parking

View:
 List Price: \$1,270,000
 List PPSF: \$815
 Valuated Price: \$1,135,000
 Valuated PPSF: \$728

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.

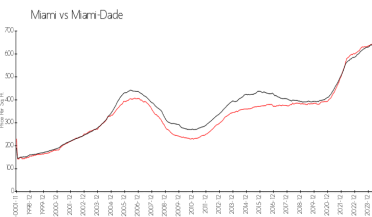
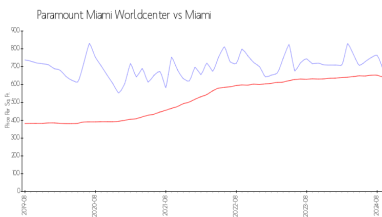
Building Information

Number of units: 568
 Number of active listings for rent: 0
 Number of active listings for sale: 92
 Building inventory for sale: 16%
 Number of sales over the last 12 months: 18
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3604	1,185 sq ft	Aug 2024	\$611,000	\$516
PH 5301	3,312 sq ft	Aug 2024	\$3,800,000	\$1,147
2505	1,254 sq ft	Aug 2024	\$935,000	\$746
1802	937 sq ft	Jul 2024	\$575,000	\$614
3006	1,173 sq ft	Jul 2024	\$820,000	\$699

Market Information



Paramount Miami Worldcenter:	\$684/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Paramount Miami Worldcenter: 16%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Paramount Miami Worldcenter: 99 days
 Miami: 87 days
 Miami-Dade: 86 days



Built in 2019 - 568 units - 58 floors