

# 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.*

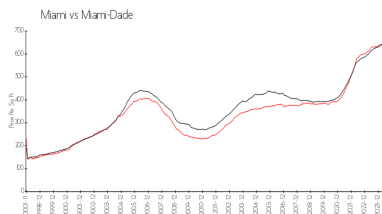
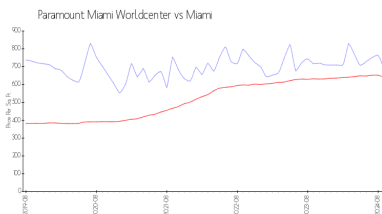
## Building Information

Number of units: 568  
 Number of active listings for rent: 0  
 Number of active listings for sale: 94  
 Building inventory for sale: 16%  
 Number of sales over the last 12 months: 17  
 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	17%
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

