

Unit 2204 - Paraiso Bayviews

2204 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11638275
 Status: Active
 Size: 610 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$505,900
 List PPSF: \$829
 Valuated Price: \$451,000
 Valuated PPSF: \$739

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: 43
 Building inventory for sale: 11%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 5

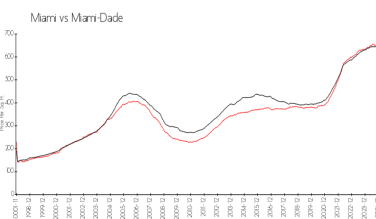
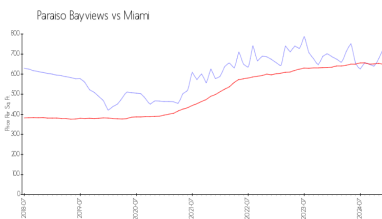
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1608	1,084 sq ft	Jan 2025	\$645,000	\$595
1105	618 sq ft	Jan 2025	\$484,000	\$783
2101	1,110 sq ft	Dec 2024	\$785,000	\$707
1209	944 sq ft	Dec 2024	\$600,000	\$636
1610	1,141 sq ft	Nov 2024	\$645,000	\$565

Market Information



Paraiso Bayviews: \$727/sq. ft. Miami: \$895/sq. ft.
 Miami: \$895/sq. ft. Miami-Dade: \$688/sq. ft.

Inventory for Sale

Paraiso Bayviews: 11%
 Miami: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Paraiso Bayviews: 105 days
 Miami: 91 days



Miami-Dade

90 days