

Unit 4801 - One Paraiso

4801 - 3131 NE 7 Ave, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11641588
 Status: Active
 Size: 1,634 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking,Valet Parking
 View:
 List Price: \$2,099,000
 List PPSF: \$1,285
 Valuated Price: \$2,196,000
 Valuated PPSF: \$1,344

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: 273
 Number of active listings for rent: 0
 Number of active listings for sale: 22
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 4

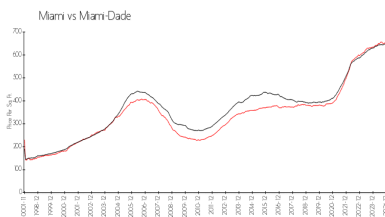
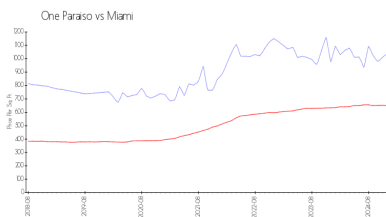
Building Association Information

One Paraiso Residences
 Address: 3131 NE 7th Ave,
 Miami, FL 33137
 Phone: +1 305-390-0416

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4704	1,526 sq ft	Jan 2025	\$1,525,000	\$999
4703	1,526 sq ft	Jan 2025	\$1,595,000	\$1,045
4206	1,634 sq ft	Dec 2024	\$1,800,000	\$1,102
2005	1,088 sq ft	Dec 2024	\$1,035,000	\$951
3205	1,088 sq ft	Nov 2024	\$1,270,000	\$1,167

Market Information



One Paraiso: \$1039/sq. ft.
 Miami: \$895/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

One Paraiso: 8%
 Miami: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

One Paraiso: 140 days



Miami
Miami-Dade

92 days
91 days