

# Unit 3104 - Paraiso Bayviews

3104 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11643764
Status:	Active
Size:	610 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$510,000
List PPSF:	\$836
Valuated Price:	\$493,000
Valuated PPSF:	\$808

*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:	45
Building inventory for sale:	11%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	6

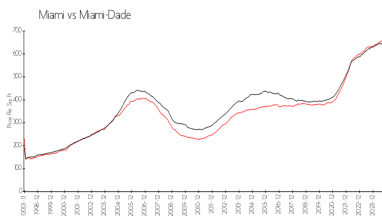
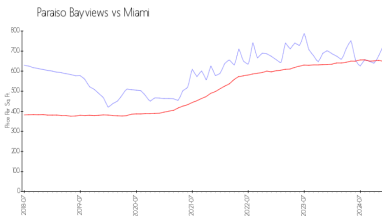
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	1,110 sq ft	Jan 2025	\$680,000	\$613
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

## 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	12%
Miami	5%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months

Paraiso Bayviews	108 days
Miami	92 days
Miami-Dade	91 days

