

Unit 3504 - One Paraiso

3504 - 3131 NE 7 Ave, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11648561
Status:	Active
Size:	1,526 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$1,749,452
List PPSF:	\$1,146
Valuated Price:	\$1,519,000
Valuated PPSF:	\$995

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:	18
Building inventory for sale:	6%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

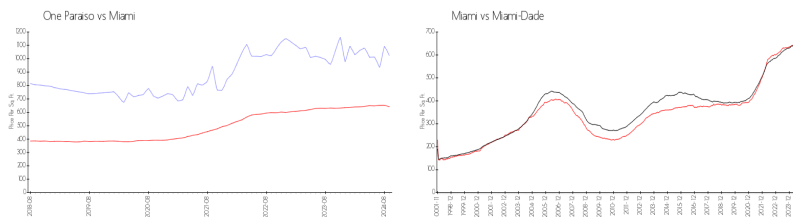
Building Association Information

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
3205	1,088 sq ft	Nov 2024	\$1,270,000	\$1,167
4005	1,088 sq ft	Oct 2024	\$1,092,500	\$1,004
3906	1,634 sq ft	Sep 2024	\$1,800,000	\$1,102
2105	1,088 sq ft	Sep 2024	\$1,035,000	\$951
3401	1,634 sq ft	Sep 2024	\$1,775,000	\$1,086

Market Information



One Paraiso:	\$1022/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

One Paraiso	7%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

One Paraiso	144 days
-------------	----------



Miami
Miami-Dade

87 days
87 days