

# 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

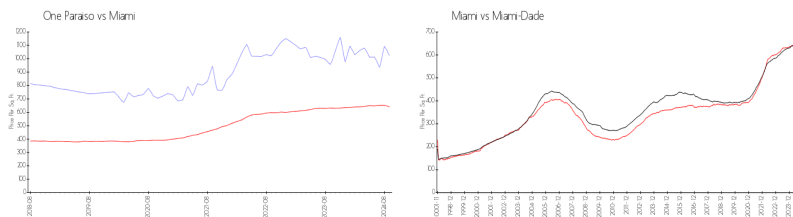
## Building Association Information

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-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