

Unit 1109 - Paramount Miami Worldcenter

1109 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11649735
 Status: Active
 Size: 1,552 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$1,154,000
 List PPSF: \$744
 Valuated Price: \$899,000
 Valuated PPSF: \$579

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.

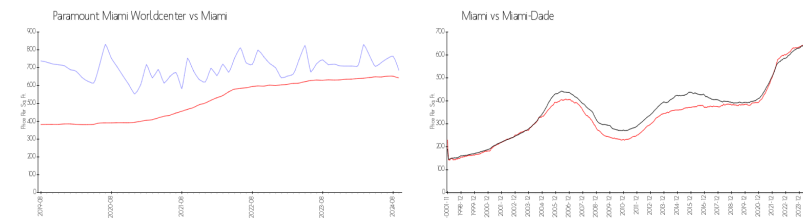
Building Information

Number of units: 568
 Number of active listings for rent: 0
 Number of active listings for sale: 97
 Building inventory for sale: 17%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3604	1,185 sq ft	Aug 2024	\$611,000	\$516
PH 5301	3,312 sq ft	Aug 2024	\$3,800,000	\$1,147
2505	1,254 sq ft	Aug 2024	\$935,000	\$746
1802	937 sq ft	Jul 2024	\$575,000	\$614
3006	1,173 sq ft	Jul 2024	\$820,000	\$699

Market Information



Paramount Miami Worldcenter:	\$684/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Paramount Miami Worldcenter: 17%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Paramount Miami Worldcenter: 94 days
 Miami: 87 days
 Miami-Dade: 87 days

