

Unit 603 - One Paraiso

603 - 3131 NE 7 Ave, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11653076
 Status: Active
 Size: 1,526 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$1,485,000
 List PPSF: \$973
 Valuated Price: \$1,157,000
 Valuated PPSF: \$758

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

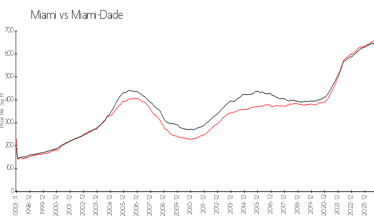
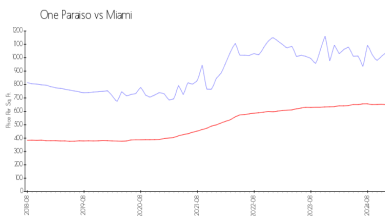
Building Association Information

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: \$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: 92 days

