

# Unit 1607 - Paraiso Bayviews

1607 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11666584  |
| Status:         | Active     |
| Size:           | 746 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: | 1          |
| Parking Spaces: | 1 Space    |
| View:           |            |
| List Price:     | \$540,000  |
| List PPSF:      | \$724      |
| Valuated Price: | \$474,000  |
| Valuated PPSF:  | \$635      |

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:      | 43  |
| Building inventory for sale:             | 11% |
| Number of sales over the last 12 months: | 17  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 5   |

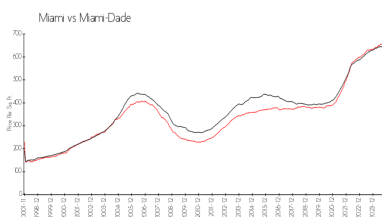
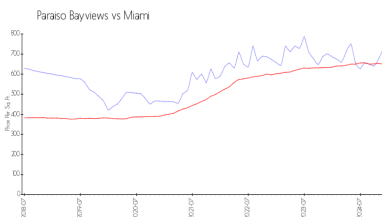
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 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 |
| 1610   | 1,141 sq ft | Nov 2024     | \$645,000  | \$565 |

## Market Information



Paraiso Bayviews: \$727/sq. ft.  
Miami: \$895/sq. ft.

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Miami-Dade: \$688/sq. ft.

## Inventory for Sale

|                  |     |
|------------------|-----|
| Paraiso Bayviews | 11% |
| Miami            | 5%  |
| Miami-Dade       | 5%  |

## Avg. Time to Close Over Last 12 Months

|                  |          |
|------------------|----------|
| Paraiso Bayviews | 105 days |
| Miami            | 91 days  |
| Miami-Dade       | 90 days  |

