

# Unit 5412 - Paramount Miami Worldcenter

5412 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11669844  
 Status: Active  
 Size: 3,312 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 5  
 Half Bathrooms:  
 Parking Spaces: Other Parking, Valet Parking  
 View:  
 List Price: \$4,158,000  
 List PPSF: \$1,255  
 Valuated Price: \$2,245,000  
 Valuated PPSF: \$719

*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.*

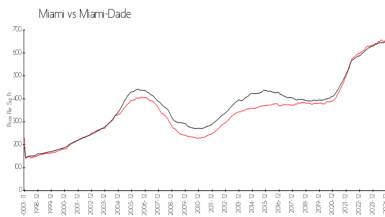
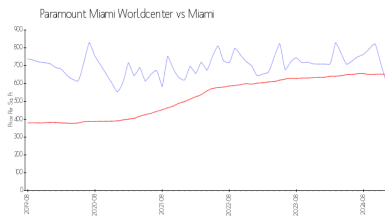
## Building Information

Number of units: 568  
 Number of active listings for rent: 0  
 Number of active listings for sale: 95  
 Building inventory for sale: 16%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4003		Jan 2025	\$1,200,000	
2705	1,254 sq ft	Dec 2024	\$750,000	\$598
2301	2,204 sq ft	Dec 2024	\$1,250,000	\$567
2308	1,498 sq ft	Dec 2024	\$830,000	\$554
912	2,320 sq ft	Oct 2024	\$1,350,000	\$582

## Market Information



Paramount Miami Worldcenter:	\$609/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Paramount Miami Worldcenter: 140 days  
 Miami: 91 days  
 Miami-Dade: 90 days

