

Unit 1105 - Paraiso Bayviews

1105 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11680161
Status:	Active
Size:	618 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$500,000
List PPSF:	\$809
Valuated Price:	\$387,000
Valuated PPSF:	\$626

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:	47
Building inventory for sale:	12%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

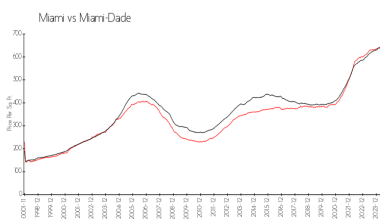
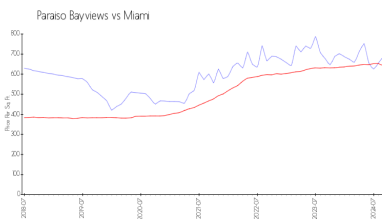
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	618 sq ft	Sep 2024	\$400,000	\$647
2706	1,152 sq ft	Jul 2024	\$770,000	\$668
2306	1,152 sq ft	Jun 2024	\$755,000	\$655
2008	1,084 sq ft	Jun 2024	\$635,000	\$586
3902	622 sq ft	Jun 2024	\$498,000	\$801

Market Information



Paraiso Bayviews: \$688/sq. ft.
 Miami: \$642/sq. ft.

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

Inventory for Sale

Paraiso Bayviews	12%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Paraiso Bayviews	93 days
Miami	87 days
Miami-Dade	86 days



Built in 2018 - 384 units - 44 floors