

Unit 609 - Paraiso Bayviews

609 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11725353
Status:	Active
Size:	944 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$615,000
List PPSF:	\$651
Valuated Price:	\$500,000
Valuated PPSF:	\$530

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:	31
Building inventory for sale:	8%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	7

Building Association Information

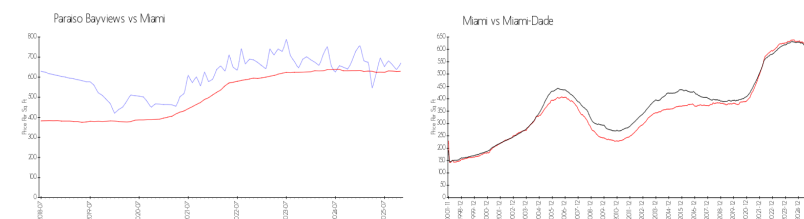
Paraiso Bayviews
Address: 501 NE 31st St,
Miami, FL 33137

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2304	610 sq ft	Dec 2025	\$468,000	\$767
2802	622 sq ft	Dec 2025	\$460,000	\$740
2909	944 sq ft	Nov 2025	\$580,000	\$614
3301	1,110 sq ft	Nov 2025	\$908,000	\$818
1402	622 sq ft	Oct 2025	\$417,000	\$670
2402	622 sq ft	Oct 2025	\$450,000	\$723
4007	746 sq ft	Oct 2025	\$480,000	\$643

Market Information



Paraiso Bayviews: \$670/sq. ft.
Miami: \$629/sq. ft.

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Miami-Dade: \$668/sq. ft.

Inventory for Sale

Paraiso Bayviews	8%
Miami	5%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Paraiso Bayviews	80 days
Miami	70 days
Miami-Dade	77 days