

Unit 2612 - Paramount Miami Worldcenter

2612 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11744992
Status:	Active
Size:	2,165 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,570,000
List PPSF:	\$725
Valuated Price:	\$1,174,000
Valuated PPSF:	\$542

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.

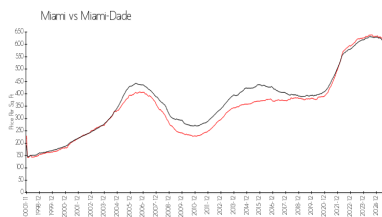
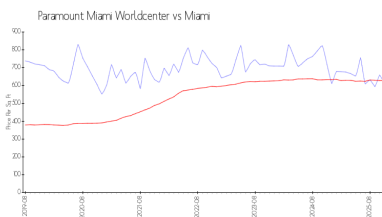
Building Information

Number of units:	568
Number of active listings for rent:	0
Number of active listings for sale:	83
Building inventory for sale:	14%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	18
Number of sales over the last 3 months:	11

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3011	2,188 sq ft	Dec 2025	\$1,600,000	\$731
2112	2,165 sq ft	Dec 2025	\$1,385,000	\$640
4111	2,188 sq ft	Nov 2025	\$1,650,000	\$754
3301	2,204 sq ft	Nov 2025	\$1,225,000	\$556
3302	937 sq ft	Nov 2025	\$568,000	\$606

Market Information



Paramount Miami Worldcenter:	\$607/sq. ft.	Miami:	\$629/sq. ft.
Miami:	\$629/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Paramount Miami Worldcenter	15%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Paramount Miami Worldcenter	79 days
Miami	70 days
Miami-Dade	77 days

