

# Unit 2606 - Paramount Miami Worldcenter

2606 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	F10423394
Status:	Active
Size:	1,173 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$768,000
List PPSF:	\$655
Valuated Price:	\$636,000
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.*

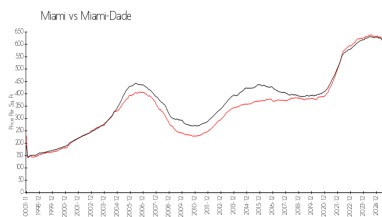
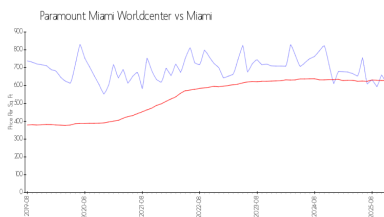
## Building Information

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	80 days
Miami	70 days
Miami-Dade	77 days

