

Unit 2005 - Paramount Miami Worldcenter

2005 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	F10443259
Status:	Active
Size:	1,254 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	Ocean View,Pool Area View
List Price:	\$950,000
List PPSF:	\$758
Valuated Price:	\$888,000
Valuated PPSF:	\$708

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.

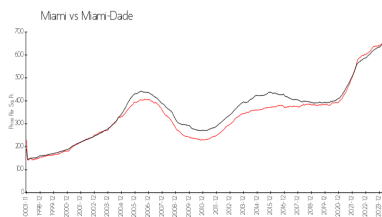
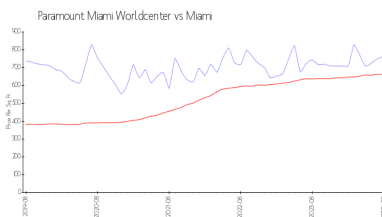
Building Information

Number of units:	568
Number of active listings for rent:	0
Number of active listings for sale:	79
Building inventory for sale:	13%
Number of sales over the last 12 months:	20
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
3604	1,185 sq ft	Aug 2024	\$611,000	\$516
PH 5301	3,312 sq ft	Aug 2024	\$3,800,000	\$1,147
2505	1,254 sq ft	Aug 2024	\$935,000	\$746
1802	937 sq ft	Jul 2024	\$575,000	\$614
3006	1,173 sq ft	Jul 2024	\$820,000	\$699

Market Information



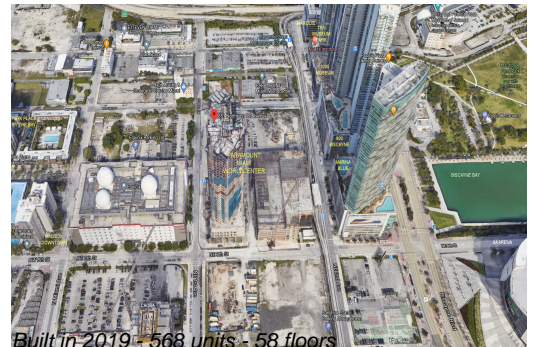
Paramount Miami Worldcenter:	\$764/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Paramount Miami Worldcenter	14%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Paramount Miami Worldcenter	103 days
Miami	85 days
Miami-Dade	85 days



Built in 2019 - 568 units - 58 floors