

Unit 2506 - Paramount Miami Worldcenter

2506 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	F10463160
Status:	Active
Size:	1,173 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Other View
List Price:	\$875,000
List PPSF:	\$746
Valuated Price:	\$710,000
Valuated PPSF:	\$605

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.

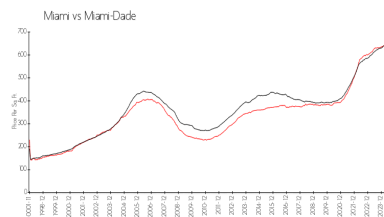
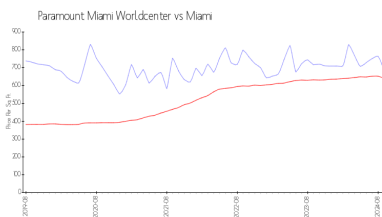
Building Information

Number of units:	568
Number of active listings for rent:	0
Number of active listings for sale:	94
Building inventory for sale:	16%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

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:	\$684/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Paramount Miami Worldcenter	17%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Paramount Miami Worldcenter	99 days
Miami	87 days
Miami-Dade	86 days

