

# Unit 3802 - Paramount Miami Worldcenter

3802 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: RX-10989379  
 Status: Active  
 Size: 1,100 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 List Price: \$703,950  
 List PPSF: \$640  
 Valuated Price: \$722,000  
 Valuated PPSF: \$771

*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.*

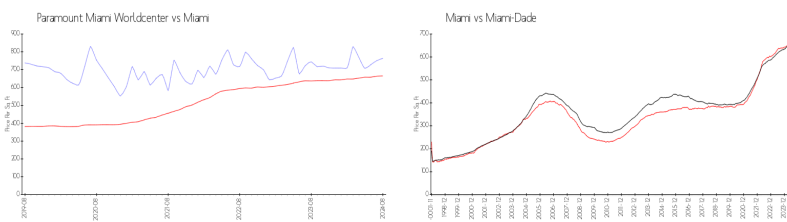
## Building Information

Number of units: 568  
 Number of active listings for rent: 0  
 Number of active listings for sale: 80  
 Building inventory for sale: 14%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 5

## 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:      | \$665/sq. ft. |
| Miami:                       | \$665/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: 113 days  
 Miami: 85 days  
 Miami-Dade: 84 days

