

# Unit 2506 - Paraiso Bayviews

2506 - 501 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	RX-11020127
Status:	Active
Size:	1,152 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	
List Price:	\$785,000
List PPSF:	\$681
Valuated Price:	\$877,000
Valuated PPSF:	\$761

*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:	384
Number of active listings for rent:	0
Number of active listings for sale:	45
Building inventory for sale:	11%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

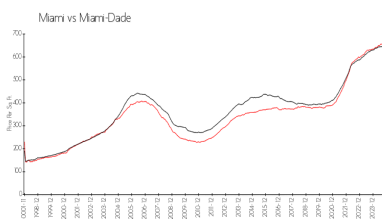
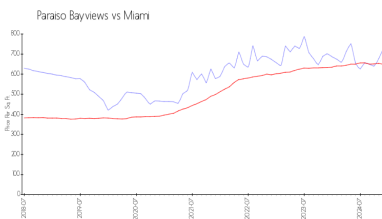
## Building Association Information

Paraiso Bayviews  
 Address: 501 NE 31st St,  
 Miami, FL 33137

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1608	1,084 sq ft	Jan 2025	\$645,000	\$595
1105	618 sq ft	Jan 2025	\$484,000	\$783
2101	1,110 sq ft	Dec 2024	\$785,000	\$707
1209	944 sq ft	Dec 2024	\$600,000	\$636
1610	1,141 sq ft	Nov 2024	\$645,000	\$565

## Market Information



Paraiso Bayviews: \$727/sq. ft.  
 Miami: \$895/sq. ft.

Miami: \$895/sq. ft.  
 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Paraiso Bayviews	12%
Miami	5%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months

Paraiso Bayviews	111 days
Miami	91 days
Miami-Dade	90 days

