

# Unit 2702 - Paramount Bay

2702 - 2020 N Bayshore Dr, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11449692  
 Status: Active  
 Size: 2,201 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$2,720,000  
 List PPSF: \$1,236  
 Valuated Price: \$1,873,000  
 Valuated PPSF: \$796

*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: 346  
 Number of active listings for rent: 0  
 Number of active listings for sale: 16  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Building Association Information

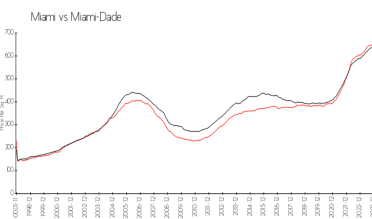
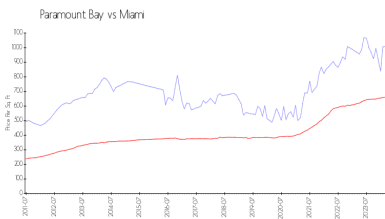
Paramount Bay Condominium Association Inc  
 2020 N Bayshore Drive  
 Miami, FL 33137-515  
 (305) 495-6906

<http://paramountbay.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
607	1,673 sq ft	May 2024	\$1,530,000	\$915
3410	1,679 sq ft	Mar 2024	\$1,900,000	\$1,132
707	1,673 sq ft	Feb 2024	\$1,310,000	\$783
4201	1,588 sq ft	Jan 2024	\$1,340,000	\$844
3305	1,147 sq ft	Jan 2024	\$1,060,000	\$924

## Market Information



Paramount Bay: \$837/sq. ft.  
 Miami: \$669/sq. ft.

Miami: \$669/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Paramount Bay: 5%  
 Miami: 4%



Miami-Dade

3%

**Avg. Time to Close Over Last 12 Months**

Paramount Bay

113 days

Miami

84 days

Miami-Dade

81 days