

# Unit 2602 - Paraiso Bay

2602 - 650 NE 32 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11468511
Status:	Active
Size:	1,175 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Parking Garage,Valet Parking
View:	Bay,Intracoastal View,Ocean View,Other View,Pool Area View,Water View
Rental Price:	\$8,000
List PPSF:	\$7
Valuated Price:	\$834,000
Valuated PPSF:	\$710

*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:	364
Number of active listings for rent:	0
Number of active listings for sale:	27
Building inventory for sale:	7%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	7

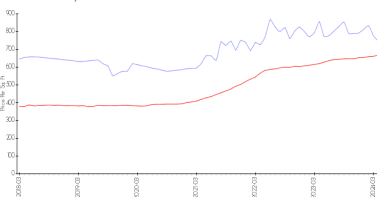
## Building Association Information

Paraiso Bay Residences  
 Address: 650 NE 32nd St,  
 Miami, FL 33137  
 Phone: +1 305-390-0416

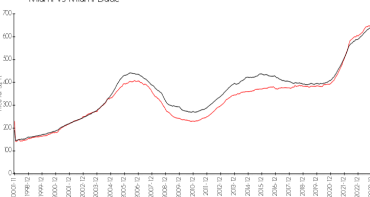
<https://www.paraisobaycondomiami.com/index.htm>

## Market Information

Paraiso Bay vs Miami



Miami vs Miami-Dade



Paraiso Bay: \$745/sq. ft.  
 Miami: \$669/sq. ft.

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

## Inventory for Sale

Paraiso Bay	7%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Paraiso Bay	145 days
Miami	84 days
Miami-Dade	81 days

