

Unit BH2 - Paraiso Bay

BH2 - 650 NE 32 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11486211
 Status: Active
 Size: 6,676 Sq ft.
 Bedrooms: 6
 Full Bathrooms: 6
 Half Bathrooms: 2
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$5,950,000
 List PPSF: \$891
 Valuated Price: \$4,621,000
 Valuated PPSF: \$692

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

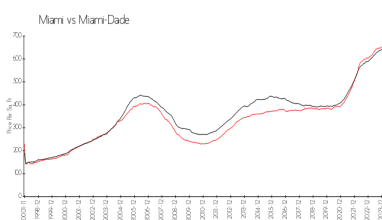
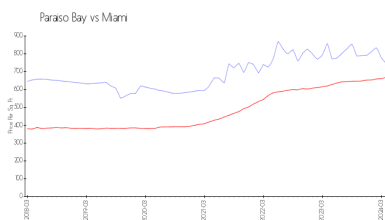
Paraiso Bay Residences
 Address: 650 NE 32nd St,
 Miami, FL 33137
 Phone: +1 305-390-0416

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 4601 | 1,872 sq ft | Apr 2024 | \$1,625,000 | \$868 |
| 3901 | 1,872 sq ft | Apr 2024 | \$1,500,000 | \$801 |
| 3803 | 1,198 sq ft | Apr 2024 | \$965,000 | \$806 |
| 2906 | 1,067 sq ft | Mar 2024 | \$890,000 | \$834 |
| 4504 | 1,193 sq ft | Mar 2024 | \$965,000 | \$809 |

Market Information



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

Miami: \$669/sq. ft.
 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 |