

# Unit 2601 - Paraiso Bay

2601 - 650 NE 32 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11502611
Status:	Active
Size:	1,646 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,475,000
List PPSF:	\$896
Valuated Price:	\$1,232,000
Valuated PPSF:	\$748

*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:	25
Building inventory for sale:	6%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

## Building Association Information

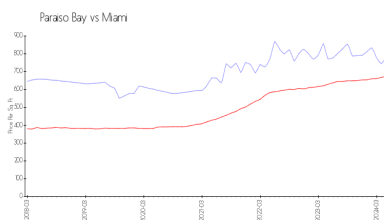
Paraiso Bay Residences  
Address: 650 NE 32nd St,  
Miami, FL 33137  
Phone: +1 305-390-0416

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

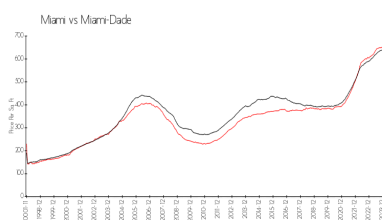
## Recent Sales

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: \$786/sq. ft.  
Miami: \$675/sq. ft.



Miami: \$675/sq. ft.  
Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Paraiso Bay	7%
Miami	4%



Miami-Dade	3%
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**Avg. Time to Close Over Last 12 Months**

Paraiso Bay	147 days
Miami	83 days
Miami-Dade	81 days