

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:	\$1,169,000
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

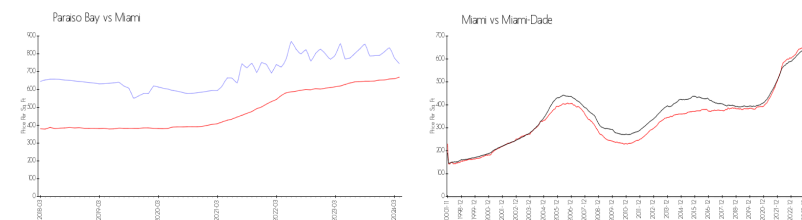
Paraiso Bay Residences
 Address: 650 NE 32nd St,
 Miami, FL 33137
 Phone: +1 305-390-0416

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

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