

Unit 1606 - Paraiso Bay

1606 - 650 NE 32 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11510475
 Status: Active
 Size: 1,067 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$965,000
 List PPSF: \$904
 Valuated Price: \$686,000
 Valuated PPSF: \$643

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

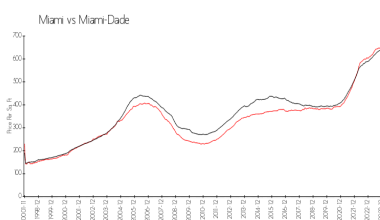
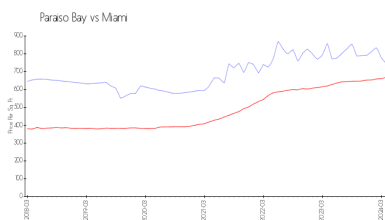
Paraiso Bay Residences
 Address: 650 NE 32nd St,
 Miami, FL 33137
 Phone: +1 305-390-0416

<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