

# Unit 3006 - Paramount Bay

3006 - 2020 N Bayshore Dr, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11543072  
 Status: Active  
 Size: 1,666 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking

View:  
 List Price: \$1,690,000  
 List PPSF: \$1,014  
 Valuated Price: \$1,366,000  
 Valuated PPSF: \$820

*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: 346  
 Number of active listings for rent: 0  
 Number of active listings for sale: 16  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Building Association Information

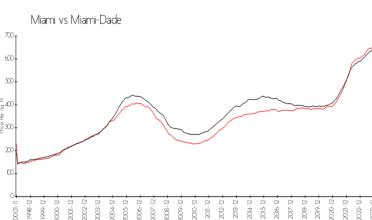
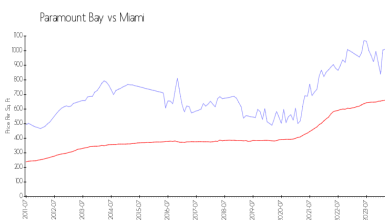
Paramount Bay Condominium Association Inc  
 2020 N Bayshore Drive  
 Miami, FL 33137-515  
 (305) 495-6906

<http://paramountbay.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 607    | 1,673 sq ft | May 2024     | \$1,530,000 | \$915   |
| 3410   | 1,679 sq ft | Mar 2024     | \$1,900,000 | \$1,132 |
| 707    | 1,673 sq ft | Feb 2024     | \$1,310,000 | \$783   |
| 4201   | 1,588 sq ft | Jan 2024     | \$1,340,000 | \$844   |
| 3305   | 1,147 sq ft | Jan 2024     | \$1,060,000 | \$924   |

## Market Information



|                |               |             |               |
|----------------|---------------|-------------|---------------|
| Paramount Bay: | \$837/sq. ft. | Miami:      | \$669/sq. ft. |
| Miami:         | \$669/sq. ft. | Miami-Dade: | \$694/sq. ft. |

## Inventory for Sale

Paramount Bay 5%



|            |    |
|------------|----|
| Miami      | 4% |
| Miami-Dade | 3% |

**Avg. Time to Close Over Last 12 Months**

|               |          |
|---------------|----------|
| Paramount Bay | 113 days |
| Miami         | 84 days  |
| Miami-Dade    | 81 days  |