

Unit 2507 - Paraiso Bay

2507 - 650 NE 32 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: F10426663
 Status: Active
 Size: 898 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View: Bay, Intracoastal View
 List Price: \$799,000
 List PPSF: \$890
 Valuated Price: \$631,000
 Valuated PPSF: \$703

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

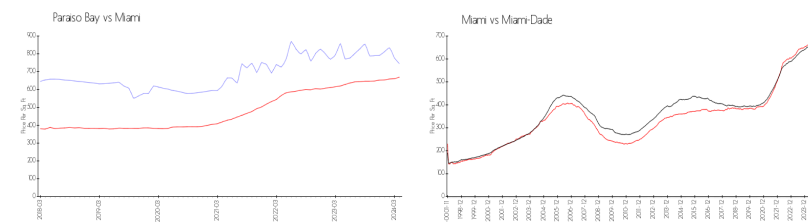
Paraiso Bay Residences
 Address: 650 NE 32nd St,
 Miami, FL 33137
 Phone: +1 305-390-0416

<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