

# Unit 2602 - Paramount Bay

2602 - 2020 N Bayshore Dr, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	11646624
Status:	Active
Size:	2,201 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space, 2 Or More Spaces
View:	
List Price:	\$2,300,000
List PPSF:	\$1,045
Valuated Price:	\$1,878,000
Valuated PPSF:	\$853

*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:	24
Building inventory for sale:	6%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Building Association Information

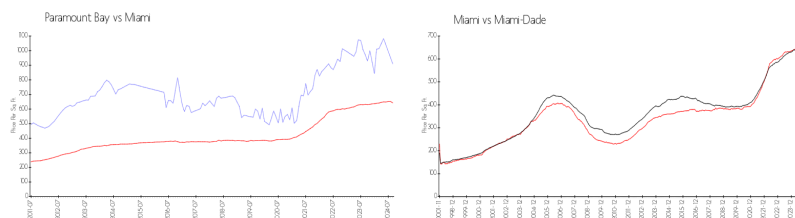
Paramount Bay Condominium Association Inc  
2020 N Bayshore Drive  
Miami, FL 33137-515  
(305) 495-6906

<http://paramountbay.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2305	1,147 sq ft	Sep 2024	\$950,000	\$828
801	1,588 sq ft	May 2024	\$1,180,000	\$743
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

## Market Information



Paramount Bay:	\$910/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Paramount Bay	7%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Paramount Bay  
Miami  
Miami-Dade

95 days  
87 days  
87 days