

# Unit 2402 - Paraiso Bay

2402 - 650 NE 32 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11220468  
 Status: Active  
 Size: 0 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,100,000  
 Valuated Price: \$852,000  
 Valuated PPSF: \$725

*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: 23  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 7

## Building Association Information

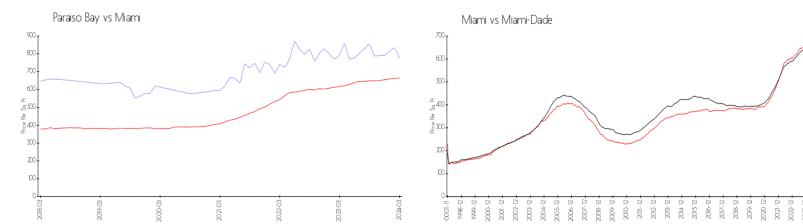
Paraiso Bay Residences  
 Address: 650 NE 32nd St,  
 Miami, FL 33137  
 Phone: +1 305-390-0416

<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: \$776/sq. ft.      Miami: \$665/sq. ft.  
 Miami: \$665/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Paraiso Bay: 6%  
 Miami: 4%



Miami-Dade

3%

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

Paraiso Bay

142 days

Miami

84 days

Miami-Dade

81 days