

Unit BH2 - Paraiso Bay

BH2 - 650 NE 32 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11486211
 Status: Active
 Size: 6,676 Sq ft.
 Bedrooms: 6
 Full Bathrooms: 6
 Half Bathrooms: 2
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$5,950,000
 List PPSF: \$891
 Valuated Price: \$4,812,000
 Valuated PPSF: \$721

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

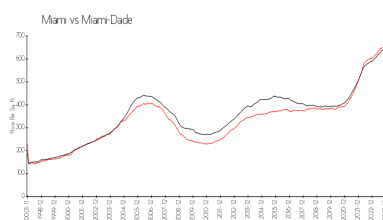
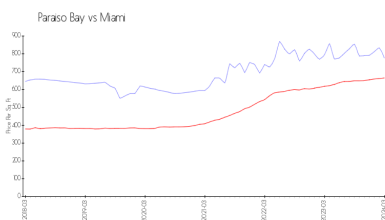
Paraiso Bay Residences
 Address: 650 NE 32nd St,
 Miami, FL 33137
 Phone: +1 305-390-0416

<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