

Unit 2601 - Paraiso Bay

2601 - 650 NE 32 St, Miami, FL, Miami-Dade 33137

Unit Information

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|-----------------|--|
| MLS Number: | A11502611 |
| Status: | Active |
| Size: | 1,646 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$1,475,000 |
| List PPSF: | \$896 |
| Valuated Price: | \$1,169,000 |
| Valuated PPSF: | \$710 |

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

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|--|-----|
| 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: | 20 |
| Number of sales over the last 6 months: | 9 |
| Number of sales over the last 3 months: | 7 |

Building Association Information

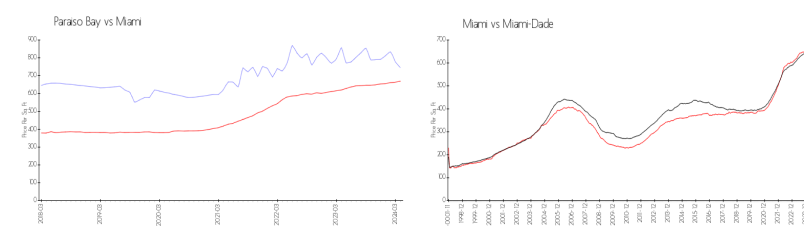
Paraiso Bay Residences
Address: 650 NE 32nd St,
Miami, FL 33137
Phone: +1 305-390-0416

<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: | \$698/sq. ft. |

Inventory for Sale

| | |
|-------------|----|
| Paraiso Bay | 6% |
| Miami | 4% |



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

Avg. Time to Close Over Last 12 Months

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|-------------|----------|
| Paraiso Bay | 141 days |
| Miami | 84 days |
| Miami-Dade | 81 days |