

Unit 1606 - Paraiso Bay

1606 - 650 NE 32 St, Miami, FL, Miami-Dade 33137

Unit Information

| | |
|-----------------|------------------------------------------|
| MLS Number: | A11510475 |
| Status: | Active |
| Size: | 1,067 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View: | |
| List Price: | \$965,000 |
| List PPSF: | \$904 |
| Valuated Price: | \$686,000 |
| Valuated PPSF: | \$643 |

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

Building Association Information

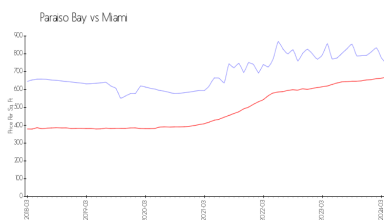
Paraiso Bay Residences
Address: 650 NE 32nd St,
Miami, FL 33137
Phone: +1 305-390-0416

<https://www.paraisobaycondomiami.com/index.htm>

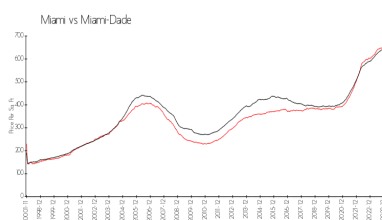
Recent Sales

| 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

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