

# 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: \$714,000  
 Valuated PPSF: \$669

*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

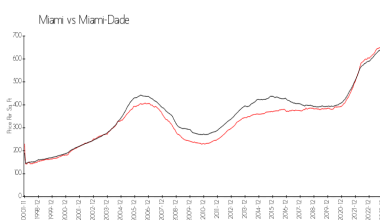
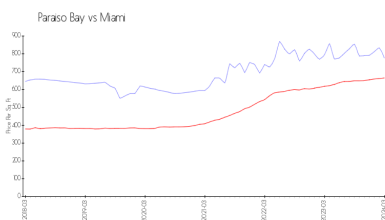
Paraiso Bay Residences  
 Address: 650 NE 32nd St,  
 Miami, FL 33137  
 Phone: +1 305-390-0416

<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