

Unit 2608 - Paraiso Bay

2608 - 650 NE 32 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11540959
Status:	Active
Size:	706 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$655,000
List PPSF:	\$928
Valuated Price:	\$526,000
Valuated PPSF:	\$745

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

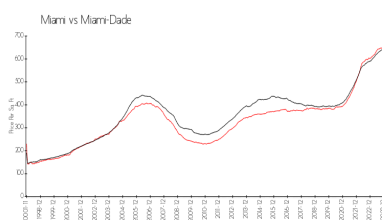
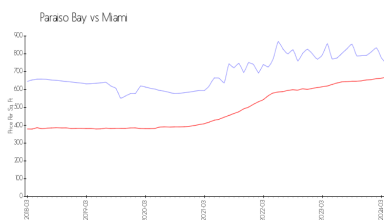
Paraiso Bay Residences
Address: 650 NE 32nd St,
Miami, FL 33137
Phone: +1 305-390-0416

<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.

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Miami-Dade: \$698/sq. ft.

Inventory for Sale

Paraiso Bay	6%
Miami	4%



Miami-Dade	3%
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Avg. Time to Close Over Last 12 Months

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