

# Unit 1607 - Paraiso Bay

1607 - 650 NE 32 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11541557
Status:	Active
Size:	898 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$825,000
List PPSF:	\$919
Valuated Price:	\$577,000
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

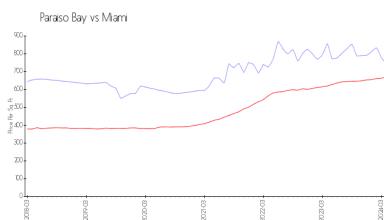
<https://www.paraisobaycondomiami.com/index.htm>



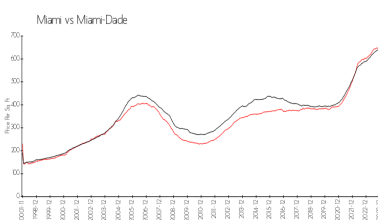
## Recent Sales

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%
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**Avg. Time to Close Over Last 12 Months**

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