

Unit 1604 - Paramount Bay

1604 - 2020 N Bayshore Dr, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11548357
 Status: Active
 Size: 1,135 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$1,045,000
 List PPSF: \$921
 Valuated Price: \$976,000
 Valuated PPSF: \$860

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: 346
 Number of active listings for rent: 0
 Number of active listings for sale: 16
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

Building Association Information

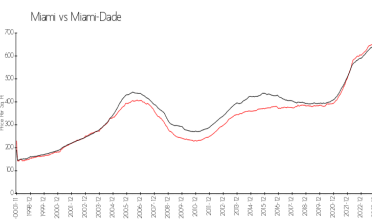
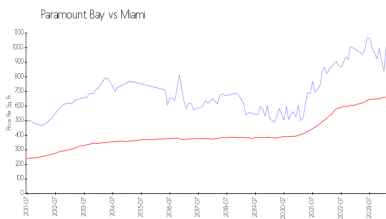
Paramount Bay Condominium Association Inc
 2020 N Bayshore Drive
 Miami, FL 33137-515
 (305) 495-6906

<http://paramountbay.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 3410 | 1,679 sq ft | Mar 2024 | \$1,900,000 | \$1,132 |
| 707 | 1,673 sq ft | Feb 2024 | \$1,310,000 | \$783 |
| 4201 | 1,588 sq ft | Jan 2024 | \$1,340,000 | \$844 |
| 3305 | 1,147 sq ft | Jan 2024 | \$1,060,000 | \$924 |
| 2707 | 1,673 sq ft | Nov 2023 | \$1,580,000 | \$944 |

Market Information



Paramount Bay: \$1009/sq. ft.
 Miami: \$665/sq. ft.

Miami: \$665/sq. ft.
 Miami-Dade: \$703/sq. ft.

Inventory for Sale

Paramount Bay 5%
 Miami 4%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Paramount Bay

113 days

Miami

84 days

Miami-Dade

81 days