

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:	\$809,000
Valuated PPSF:	\$713

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:	15
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

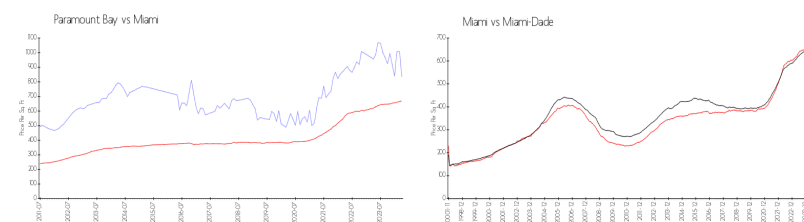
Paramount Bay Condominium Association Inc
2020 N Bayshore Drive
Miami, FL 33137-515
(305) 495-6906

<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

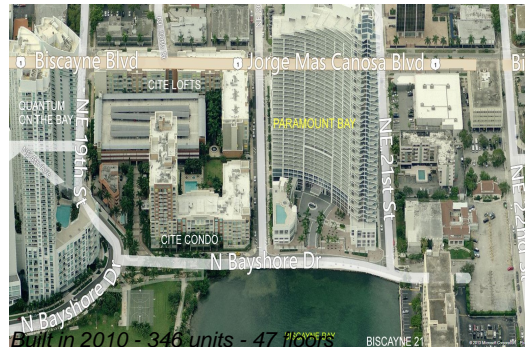


Paramount Bay: \$836/sq. ft.
Miami: \$669/sq. ft.

Miami: \$669/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

Paramount Bay	5%
Miami	4%



Miami-Dade	3%
------------	----

Avg. Time to Close Over Last 12 Months

Paramount Bay	117 days
Miami	84 days
Miami-Dade	81 days