

# Unit 1008 - Paraiso Bay

1008 - 650 NE 32 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11579115
Status:	Active
Size:	706 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Valet Parking
View:	
List Price:	\$639,990
List PPSF:	\$907
Valuated Price:	\$537,000
Valuated PPSF:	\$761

*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:	24
Building inventory for sale:	6%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

## Building Association Information

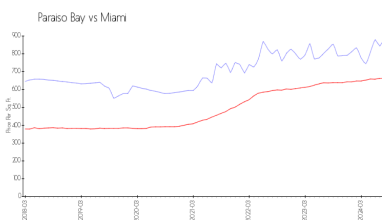
Paraiso Bay Residences  
Address: 650 NE 32nd St,  
Miami, FL 33137  
Phone: +1 305-390-0416

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

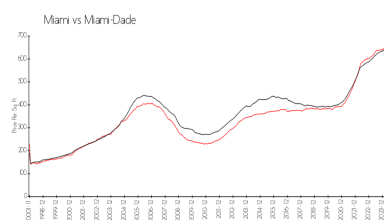
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1606	1,067 sq ft	Aug 2024	\$930,000	\$872
3404	1,193 sq ft	Aug 2024	\$950,000	\$796
1106	1,067 sq ft	Jul 2024	\$857,000	\$803
2402		Jun 2024	\$965,000	
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

## Market Information



Paraiso Bay: \$891/sq. ft.  
Miami: \$664/sq. ft.



Miami: \$664/sq. ft.  
Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Paraiso Bay	7%
Miami	4%
Miami-Dade	4%



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

Paraiso Bay	164 days
Miami	85 days
Miami-Dade	85 days