

# Unit 4607 - Paraiso Bay

4607 - 650 NE 32 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11586894
Status:	Active
Size:	898 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$850,999
List PPSF:	\$948
Valuated Price:	\$812,000
Valuated PPSF:	\$904

*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:	25
Building inventory for sale:	6%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

## Building Association Information

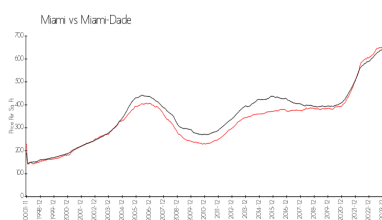
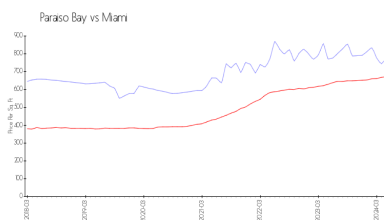
Paraiso Bay Residences  
Address: 650 NE 32nd St,  
Miami, FL 33137  
Phone: +1 305-390-0416

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
2906	1,067 sq ft	Mar 2024	\$890,000	\$834
4504	1,193 sq ft	Mar 2024	\$965,000	\$809

## Market Information



Paraiso Bay: \$778/sq. ft.  
Miami: \$673/sq. ft.

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Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Paraiso Bay 7%



Miami	4%
Miami-Dade	3%

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

Paraiso Bay	171 days
Miami	83 days
Miami-Dade	82 days