# **Unit 3110 - Paramount Bay**

3110 - 2020 N Bayshore Dr, Miami, FL, Miami-Dade 33137

#### **Unit Information**

 MLS Number:
 A11596006

 Status:
 Active

 Size:
 1,679 Sq ft.

Bedrooms: 3
Full Bathrooms: 3
Half Bathrooms:

Parking Spaces: Assigned Parking, Covered Parking, Valet

Parking

View:

 List Price:
 \$2,300,000

 List PPSF:
 \$1,370

 Valuated Price:
 \$1,744,000

 Valuated PPSF:
 \$1,039

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.



Number of units: 346
Number of active listings for rent: 0
Number of active listings for sale: 13
Building inventory for sale: 3%
Number of sales over the last 12 months: 10
Number of sales over the last 6 months: 3
Number of sales over the last 3 months: 1



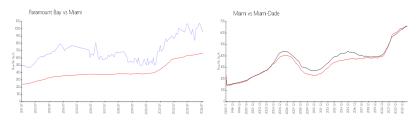
Paramount Bay Condominium Association Inc 2020 N Bayshore Drive Miami, FL 33137-515 (305) 495-6906

http://paramountbay.com/

### **Recent Sales**

Unit #	Size	Closing Date	Sale Price	PPSF
2305	1,147 sq ft	Sep 2024	\$950,000	\$828
801	1,588 sq ft	May 2024	\$1,180,000	\$743
607	1,673 sq ft	May 2024	\$1,530,000	\$915
3410	1,679 sq ft	Mar 2024	\$1,900,000	\$1,132
707	1,673 sq ft	Feb 2024	\$1,310,000	\$783

#### **Market Information**



 Paramount Bay:
 \$954/sq. ft.
 Miami:
 \$664/sq. ft.

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

## **Inventory for Sale**

Paramount Bay 4% Miami 4% Miami-Dade 4%





## Avg. Time to Close Over Last 12 Months

Paramount Bay 137 days Miami 85 days Miami-Dade 85 days