

Unit 1805 - Paraiso Bay

1805 - 650 NE 32 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11605159
Status:	Active
Size:	1,198 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Assigned Parking
View:	
List Price:	\$950,000
List PPSF:	\$793
Valuated Price:	\$788,000
Valuated PPSF:	\$685

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:	5

Building Association Information

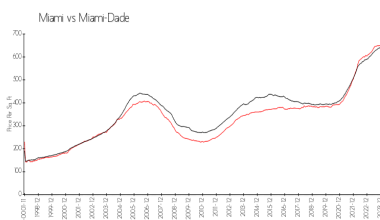
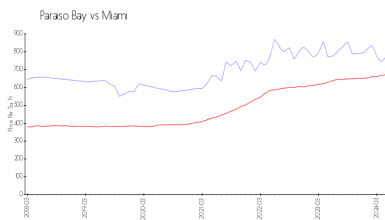
Paraiso Bay Residences
 Address: 650 NE 32nd St,
 Miami, FL 33137
 Phone: +1 305-390-0416

<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

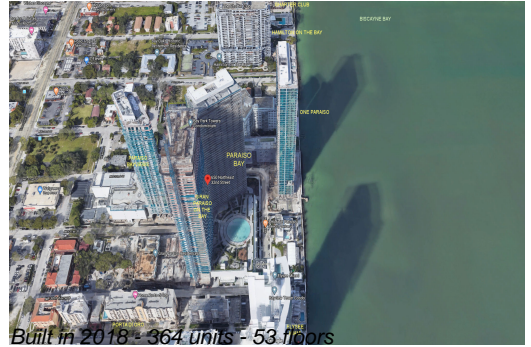


Paraiso Bay: \$778/sq. ft.
 Miami: \$673/sq. ft.

Miami: \$673/sq. ft.
 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	167 days
Miami	83 days
Miami-Dade	82 days