

Unit 3406 - Paraiso Bay

3406 - 650 NE 32 St, Miami, FL, Miami-Dade 33137

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11616681 |
| Status: | Active |
| Size: | 1,067 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$990,000 |
| List PPSF: | \$928 |
| Valuated Price: | \$968,000 |
| Valuated PPSF: | \$907 |

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: | 9 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

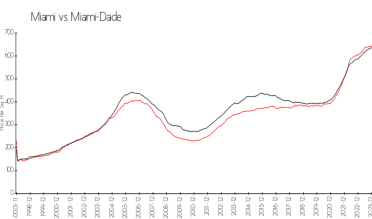
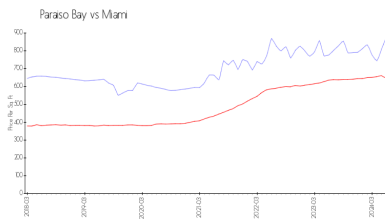
Paraiso Bay Residences
 Address: 650 NE 32nd St,
 Miami, FL 33137
 Phone: +1 305-390-0416

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 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: | \$879/sq. ft. | Miami: | \$645/sq. ft. |
| Miami: | \$645/sq. ft. | Miami-Dade: | \$704/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

84 days

Miami-Dade

83 days