

# Unit 2603 - Paramount Bay

2603 - 2020 N Bayshore Dr, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11646892  
 Status: Active  
 Size: 1,708 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$1,900,000  
 List PPSF: \$1,112  
 Valuated Price: \$1,603,000  
 Valuated PPSF: \$939

*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: 346  
 Number of active listings for rent: 0  
 Number of active listings for sale: 23  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

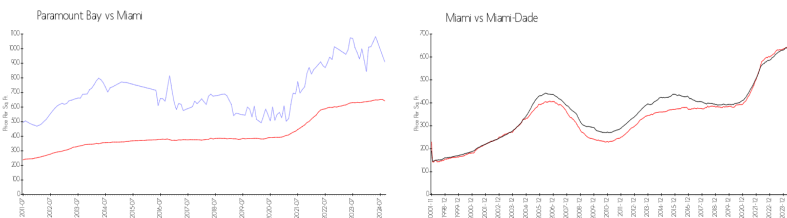
Paramount Bay Condominium Association Inc  
 2020 N Bayshore Drive  
 Miami, FL 33137-515  
 (305) 495-6906

<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:	\$910/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Paramount Bay: 7%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Paramount Bay  
Miami  
Miami-Dade

95 days  
87 days  
86 days