

Unit 1909 - Paramount Bay

1909 - 2020 N Bayshore Dr, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11663158
 Status: Active
 Size: 1,456 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Covered Parking, Valet Parking

View:
 List Price: \$1,150,000
 List PPSF: \$790
 Valuated Price: \$898,000
 Valuated PPSF: \$796

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: 28
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

Building Association Information

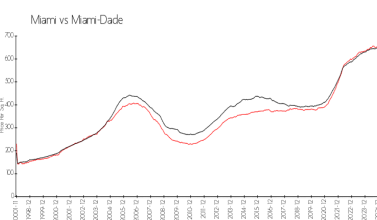
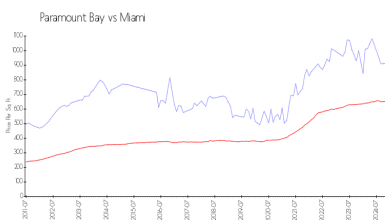
Paramount Bay Condominium Association Inc
 2020 N Bayshore Drive
 Miami, FL 33137-515
 (305) 495-6906

<http://paramountbay.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4102	2,201 sq ft	Jan 2025	\$2,200,000	\$1,000
3308	1,128 sq ft	Dec 2024	\$935,000	\$829
1508	1,128 sq ft	Dec 2024	\$950,000	\$842
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

Market Information



Paramount Bay: \$910/sq. ft.
 Miami: \$895/sq. ft.

Miami: \$895/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Paramount Bay: 8%
 Miami: 5%



Miami-Dade 5%

Avg. Time to Close Over Last 12 Months

Paramount Bay	125 days
Miami	91 days
Miami-Dade	90 days