

# Unit 3507 - Paraiso Bay

3507 - 650 NE 32 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11683086  
 Status: Active  
 Size: 898 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$799,000  
 List PPSF: \$890  
 Valuated Price: \$755,000  
 Valuated PPSF: \$841

*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: 31  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 6

## Building Association Information

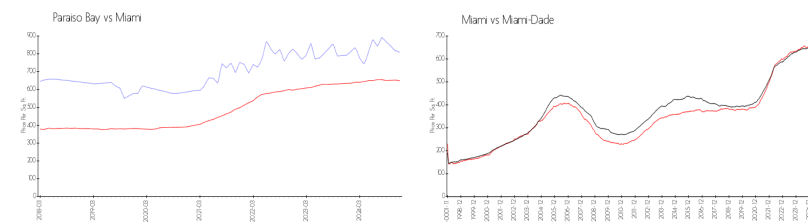
Paraiso Bay Residences  
 Address: 650 NE 32nd St,  
 Miami, FL 33137  
 Phone: +1 305-390-0416

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2106	1,067 sq ft	Jan 2025	\$930,000	\$872
4207	898 sq ft	Jan 2025	\$780,000	\$869
4304	1,193 sq ft	Dec 2024	\$932,500	\$782
2308	706 sq ft	Dec 2024	\$635,000	\$899
4906	1,067 sq ft	Nov 2024	\$950,000	\$890
2601	1,646 sq ft	Nov 2024	\$1,400,000	\$851

## Market Information

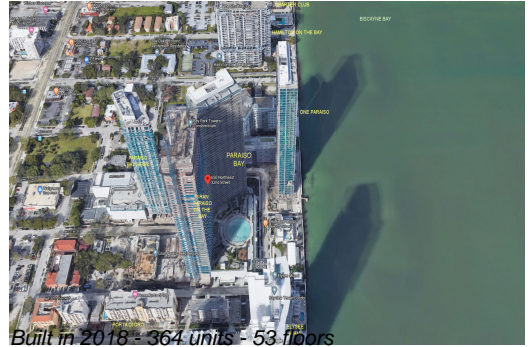


Paraiso Bay: \$807/sq. ft.  
 Miami: \$895/sq. ft.

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

## Inventory for Sale

Paraiso Bay: 9%  
 Miami: 5%  
 Miami-Dade: 5%



## **Avg. Time to Close Over Last 12 Months**

Paraiso Bay	124 days
Miami	91 days
Miami-Dade	90 days