

Unit 3703 - Paraiso Bay

3703 - 650 NE 32 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	RX-10963511
Status:	Active
Size:	1,198 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Bay, Canal
List Price:	\$879,000
List PPSF:	\$734
Valuated Price:	\$988,000
Valuated PPSF:	\$825

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:	23
Building inventory for sale:	6%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	7

Building Association Information

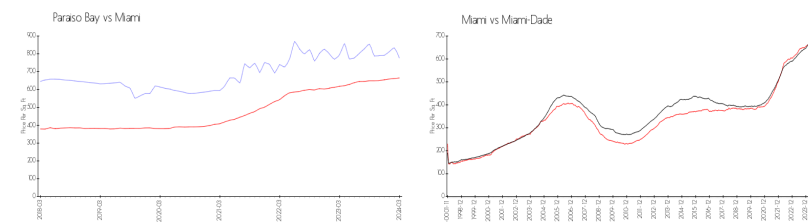
Paraiso Bay Residences
 Address: 650 NE 32nd St,
 Miami, FL 33137
 Phone: +1 305-390-0416

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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

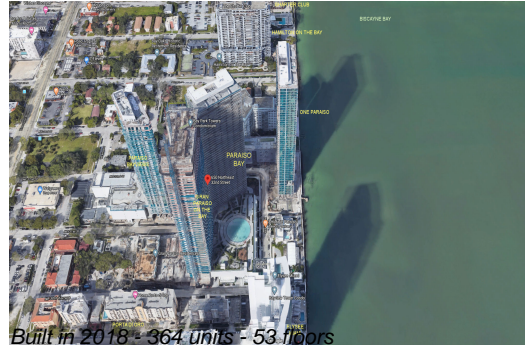
Market Information



Paraiso Bay:	\$776/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Paraiso Bay	6%
Miami	4%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Paraiso Bay

142 days

Miami

84 days

Miami-Dade

81 days