

Unit 1204 - Paraiso Bay

1204 - 650 NE 32 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: RX-11011154
 Status: Active
 Size: 2,349 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2+ Spaces, Assigned, Covered, Garage - Building, Under Building, Vehicle Restrictions
 View: Marina, Ocean
 List Price: \$2,350,000
 List PPSF: \$1,000
 Valuated Price: \$1,571,000
 Valuated PPSF: \$669

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

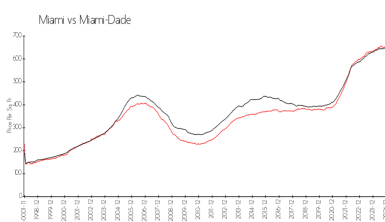
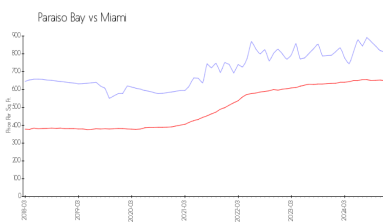
Paraiso Bay Residences
 Address: 650 NE 32nd St,
 Miami, FL 33137
 Phone: +1 305-390-0416

<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

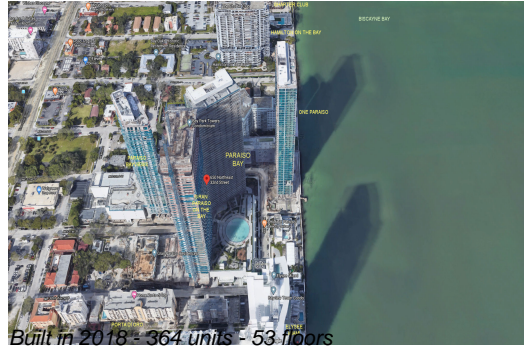


Paraiso Bay: \$807/sq. ft.
 Miami: \$895/sq. ft.

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

91 days