

Unit 3501 - Gran Paraiso on the Bay

3501 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11101238
 Status: Active
 Size: 1,871 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking
 View:
 List Price: \$2,750,000
 List PPSF: \$1,470
 Valuated Price: \$2,001,000
 Valuated PPSF: \$1,069

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: 313
 Number of active listings for rent: 0
 Number of active listings for sale: 22
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 5

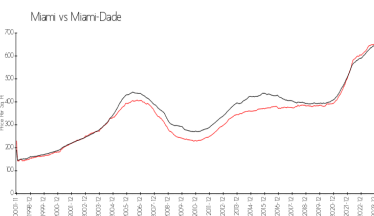
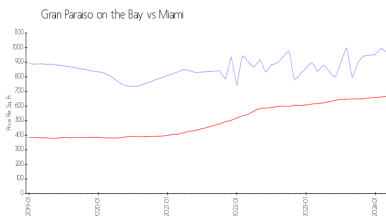
Building Association Information

Gran Paraiso Residences
 Address: 480 NE 31st St,
 Miami, FL 33137
 Phone: +1 786-351-3342

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 4105 | 1,143 sq ft | Apr 2024 | \$1,000,000 | \$875 |
| 4303 | 1,187 sq ft | Mar 2024 | \$1,250,000 | \$1,053 |
| 2005 | 1,143 sq ft | Feb 2024 | \$950,000 | \$831 |
| 1406 | 1,057 sq ft | Feb 2024 | \$890,000 | \$842 |
| 2402 | 940 sq ft | Jan 2024 | \$810,000 | \$862 |

Market Information



| | | | |
|--------------------------|---------------|-------------|---------------|
| Gran Paraiso on the Bay: | \$965/sq. ft. | Miami: | \$665/sq. ft. |
| Miami: | \$665/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

Gran Paraiso on the Bay: 7%
 Miami: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

| | |
|-------------------------|----------|
| Gran Paraiso on the Bay | 158 days |
| Miami | 84 days |
| Miami-Dade | 81 days |