

# Unit 4505 - Gran Paraiso on the Bay

4505 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11360349
Status:	Pending
Size:	1,143 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,030,000
List PPSF:	\$901
Valuated Price:	\$1,205,000
Valuated PPSF:	\$1,054

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:	5
Number of sales over the last 3 months:	4

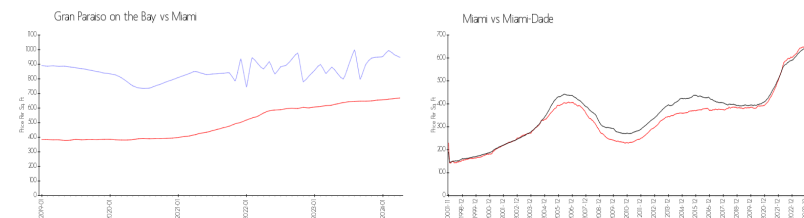
## Building Association Information

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

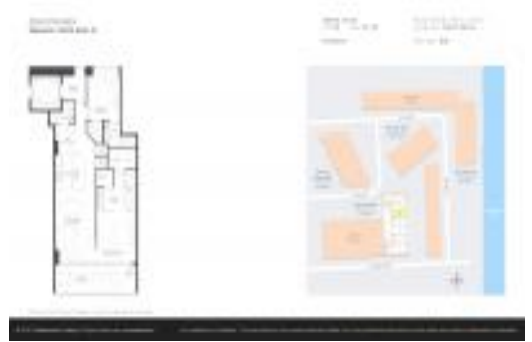


Gran Paraiso on the Bay: \$947/sq. ft.  
Miami: \$669/sq. ft.

Miami: \$669/sq. ft.  
Miami-Dade: \$698/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