

# Unit 3501 - Gran Paraiso on the Bay

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

## Unit Information

MLS Number: A11474342  
 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: \$2,499,000  
 List PPSF: \$1,336  
 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

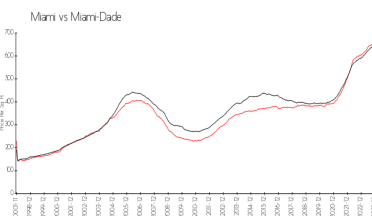
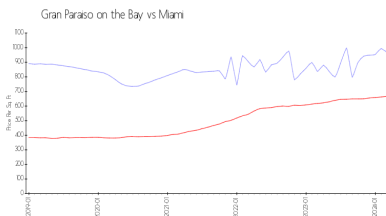
## Building Association Information

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