

# Unit 705 - Gran Paraiso on the Bay

705 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11522083                |
| Status:         | Active                   |
| Size:           | 1,322 Sq ft.             |
| Bedrooms:       | 2                        |
| Full Bathrooms: | 3                        |
| Half Bathrooms: |                          |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$945,000                |
| List PPSF:      | \$715                    |
| Valuated Price: | \$826,000                |
| Valuated PPSF:  | \$723                    |

*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:  | 3   |

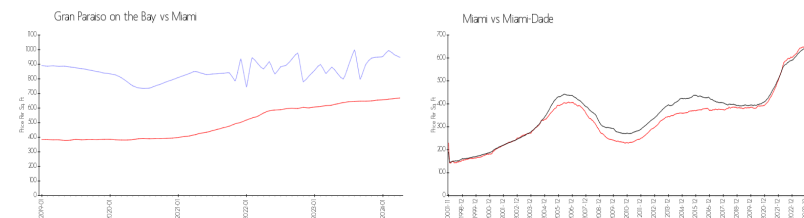
## Building Association Information

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

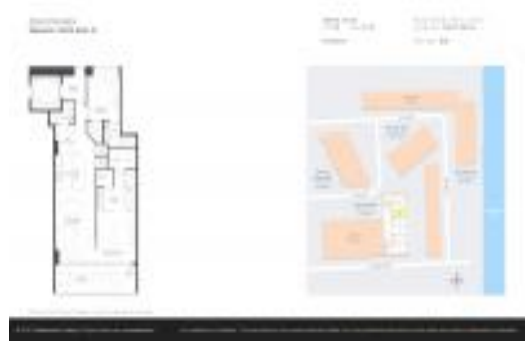


Gran Paraiso on the Bay: \$947/sq. ft.  
Miami: \$669/sq. ft.

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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  |