

Unit 2806 - Gran Paraiso on the Bay

2806 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11528694
 Status: Active
 Size: 1,244 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View: Bay, Pool Area View
 Rental Price: \$6,000
 List PPSF: \$5
 Valuated Price: \$941,000
 Valuated PPSF: \$890

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.

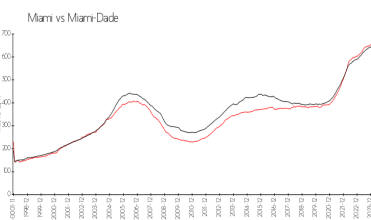
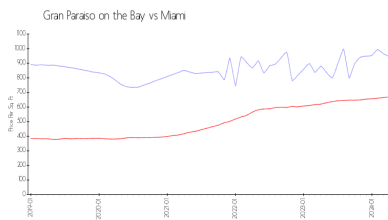
Building Information

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

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

