

Unit 3104 - Gran Paraiso on the Bay

3104 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11546426
 Status: Active
 Size: 1,186 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces, Valet Parking
 View:
 List Price: \$1,088,000
 List PPSF: \$917
 Valuated Price: \$1,108,000
 Valuated PPSF: \$934

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

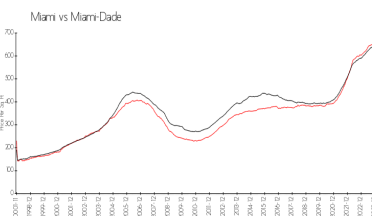
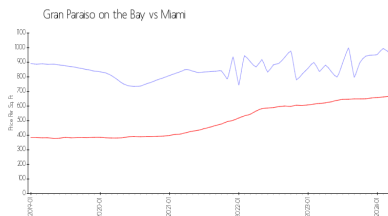
Building Association Information

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.

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 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