

# 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:	\$1,088,000
Valuated PPSF:	\$917

*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:	25
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

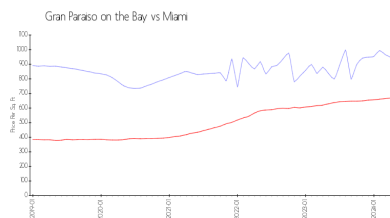
## Building Association Information

Gran Paraiso Residences  
Address: 480 NE 31st St,  
Miami, FL 33137  
Phone: +1 786-351-3342

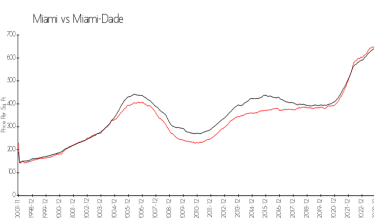
## Recent Sales

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.



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

## Inventory for Sale

Gran Paraiso on the Bay	8%
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