Unit 1103 - Gran Paraiso on the Bay

1103 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: Status: Size: Bedrooms: Full Bathrooms: Half Bathrooms: Parking Spaces: View:	A11570652 Active 1,187 Sq ft. 2 3
Rental Price:	\$6,900
List PPSF:	\$6
Valuated Price:	\$892,000
Valuated PPSF:	\$751

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.

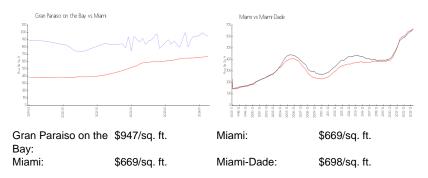
Building Information

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

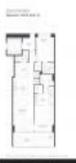


Inventory for Sale

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







Lee Diriette